

**CITY OF ASHEVILLE  
and  
ASHEVILLE REGIONAL HOUSING CONSORTIUM**

**CONSOLIDATED ANNUAL PERFORMANCE AND  
EVALUATION REPORT  
FOR THE CDBG AND HOME PROGRAMS**

**Year Ending June 30, 2007**

**Submitted to the Citizens of Buncombe,  
Henderson, Transylvania and Madison Counties  
and the U.S. Department of Housing and Urban Development  
September 30, 2006**

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## **ABBREVIATIONS USED IN THIS DOCUMENT**

ABCCM	Asheville Buncombe Community Christian Ministry
ABCRC	Asheville-Buncombe Community Relations Council, Inc.
ADDI	American Dream Downpayment Initiative
AHC	Affordable Housing Coalition of Asheville Buncombe County, Inc.
AMI	Area median income
CAPER	Consolidated Annual Performance and Evaluation Report (this report)
BG	Block Group (within census tract)
CBDO	Community-Based Development Organization (a special type of non-profit defined in CDBG program rules)
CDBG	Community Development Block Grant (program)
CHDO	Community Housing Development Organization (a special type of non-profit defined in HOME program rules)
CT	Census Tract
DPA	Down Payment Assistance
EMSDC	Eagle/Market Streets Development Corporation
FMR	Fair Market Rent
FTE	Full Time Equivalent (measure of job creation)
HAC	Housing Assistance Corporation
HACA	Housing Authority of the City of Asheville
HMIS	Homeless Management Information System
HOME	HOME Investment Partnerships Act (program)
HTF	Housing Trust Fund
HUD	U.S. Department of Housing and Urban Development
LBP	Lead-based paint
LIHTC	Low Income Housing Tax Credits
LI	Low-income (below 80% of AMI)
M/F	Multi-family (housing)
MHO	Mountain Housing Opportunities, Inc.
N/C	New construction
NCHFA	North Carolina Housing Finance Agency
NCR	National Church Residences
NHS	Neighborhood Housing Services of Asheville, Inc.
NRSA	Neighborhood Revitalization Strategy Area
S/F	Single family (housing)
The Consortium	The Asheville Regional Housing Consortium
WCCA	Western Carolina Community Action

# **CITY OF ASHEVILLE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**

**For Fiscal Year July 1, 2006 - June 30, 2007**

## **Section I: Introduction**

This report (the “CAPER”) describes the activities and accomplishments of the City of Asheville and the Asheville Regional Housing Consortium in their housing and community development programs in fiscal year 2007. It focuses on how the City and the Consortium used federal Community Development Block Grant (CDBG) and HOME Partnership Act (HOME) funds, but it also mentions other closely related activities.

This is the second year of reporting on the goals and objectives set out in the City’s **Consolidated Strategic Housing and Community Development Plan for 2005-2010**.

The City of Asheville has been a **CDBG** entitlement community since 1974. We receive an annual grant from the U.S. Department of Housing and Urban Development (HUD) to be used within the City. CDBG funds can be used with great flexibility to provide “decent housing and a suitable living environment and expanding economic opportunities principally for persons of low and moderate income”. The amount of funds available for this vital program has decreased significantly in recent years.

The **HOME** program, also funded through HUD, provides a block grant specifically for affordable housing. The City of Asheville joined with Buncombe, Hendersonville, Madison, and Transylvania counties in 1993 to form a consortium large enough to qualify for HOME funding. The HOME sections of this report therefore cover a wider geographic area than the CDBG sections. The City of Asheville is responsible for program administration, with advice from a Board on which all Consortium member governments are represented. The amount of HOME funds available to the Consortium increased steadily from 1994 to 2004, but was reduced in 2005 and again in 2006.

This report starts with brief overviews of CDBG and HOME expenditures and accomplishments (Section II) and the other funds they leverage (Section III). Section IV describes how activities address the objectives in our Strategic Plan. A summary of citizen comments (Section V) is followed by a self-evaluation of progress, barriers to progress, and changes that are affecting our programs (Section VI). HUD-required certifications are in Section VII. Sections VIII and IX contain details of each activity receiving CDBG or HOME funds. Maps showing the location of these activities are in

Section X. Section XI contains financial summaries and statistical information on program beneficiaries.

## Section II: Overview of Achievements

The City of Asheville and Asheville Regional Housing Consortium supported 63 separate projects with CDBG and HOME funds during the reporting year. Detailed descriptions of all program activities can be found in Section XIII (CDBG) and Section IX (HOME).

The key accomplishments of these projects were as follows:

- ✍ 419 units of affordable housing were assisted, comprising:
  - 44 new homes built and sold to first-time homebuyers
  - 27 other homebuyers provided with direct homeownership assistance
  - 128 new rental units constructed
  - 50 owner-occupied units rehabilitated or repaired
  - 89 rental units rehabilitated
  - 81 people received short-term rent and or relocation assistance.
- ✍ 5645 people benefited from human services programs:
  - 2559 people received financial, housing and family support services
  - 2938 homeless people received shelter, meals, or other services
  - 61 young people enjoyed the Hillcrest enrichment program
  - 87 people received full investigation of their fair housing complaints.
- ✍ 50 micro-businesses were started or expanded, creating 11.5 jobs.
- ✍ 2 bus shelters, 45 benches, and 7 revolving bus schedules were installed to assist transit passengers.

An additional 296 units of affordable housing were assisted by the City and its partners using other sources of funding. Details are given in Section IV.

Programs must be targeted primarily to households below 80% of area median income. This year, excluding administrative expenses, 100% of CDBG and HOME funds directly benefited households below 80% AMI.

Receipts and expenditures of CDBG and HOME funds are shown in Table 1.

**Table 1 - Receipts, Expenditures and Leveraging of CDBG and HOME funds**

<b>Income:</b>	<b>CDBG</b>	<b>HOME/ADDI</b>	<b>Other Funds</b>
Unexpended Balance at July 1, 2006	1,592,049	1,127,067	n/a
2006 Entitlement Grant	1,302,588	1,376,033	n/a
Program Income and Other Repayments	350,426	68,674	n/a
Adjustments to 2005/2006	-275		
<b>Total funds available</b>	<b>3,244,788</b>	<b>2,571,774</b>	n/a
<b>Expenditures:</b>			
Housing	796,752	1,437,368	27,316,699
Economic Development	150,352	-	277,352
Public Services & Fair Housing	268,000	-	2,182,676
N'hood Improvements & Infrastructure	318,737	-	1,722,584
Debt Service	114,358	-	-
Planning & Administration	291,092	234,565	19,050
<b>Total Expended</b>	<b>1,939,291</b>	<b>1,671,933</b>	<b>31,518,361</b>
<b>Unexpended Balance at June 30, 2007</b>	<b>1,305,497</b>	<b>899,841</b>	n/a

### Section III: Leveraging Other Funds

An important feature of our programs is the amount of funding leveraged by use of CDBG and HOME dollars, in other words, the resources that are used along with CDBG and HOME dollars to address consolidated plan objectives.

The last column of Table 1 shows how much was spent from other sources on CDBG- and HOME-assisted activities. It shows that **for every CDBG or HOME dollar spent on these activities, at least \$8.73 was leveraged from other sources in FY 2007.**

The leveraged funds can be broken down as follows:

<u>Source</u>	<u>Amount</u>
Other Federal Funds	\$2,046,291
City Housing Trust Fund	
Other Non-Federal Funds	\$29,472,070

## Section IV: How Activities Addressed Strategic Plan Objectives

### Affordable Housing

The City of Asheville and its partners used CDBG and HOME funds to produce a total of 419 affordable housing units during the reporting year. "Production" includes units of rehabilitation, down-payment assistance, and rent assistance, as well as new construction. Table 2 below compares this production and other outcome measures with the targets set out in our Consolidated Strategic Plan for 2005-2010. We have met or exceeded targets in every category. Table 16 in Section XI provides a breakdown of beneficiaries by location and tenure type.

**Table 2 - Affordable Housing Targets and Outcomes**

Production Type/Performance measures*	Annual Targets	Achievements	
		FY 2006	FY 2007
<b>New construction (or rehab) for homeownership</b>			
Units	40	46	44
Minority homebuyers	10	10	10
<b>New construction for rental</b>			
Units	60	37**	128
Unit-years of ensured affordability:	900	1095	3840
<b>Rehabilitation/Repair of owner-occupied units</b>			
Units	40	43	50
Unit-years of extended housing life	275	125	327
Units with LBP passing clearance test after rehab	5	2	10
<b>Rehabilitation of rental units</b>			
Units	15	5	89
Unit-years of extended affordability	225	95	2670
Units with LBP passing clearance test after rehab	5	4	19
<b>Direct homeownership assistance only</b>			
Units	10	17	27
Minority homebuyers	4	2	6
<b>Rent or Relocation Assistance</b>			
Units	35	56	81
Very low-income (<50% AMI) renters assisted	30	48	70
<b>Total units</b>	<b>200</b>	<b>204</b>	<b>419</b>

\* These are our local performance targets; HUD performance measures are reported on the project detail pages in Sections VIII & IX



In addition to the units listed above, **we and our partners assisted at least 296 other affordable units** during the year from funding sources other than local HOME and CDBG funds:

- 15 units completed - 1 for sale and 14 rental - using the City of Asheville's Housing Trust Fund and fee rebate programs.
- 4 other units assisted with fee rebates alone.
- 129 emergency repairs completed by MHO in Asheville & Buncombe County that were not CDBG-assisted.
- 3 homeownership loans in Asheville and Buncombe County facilitated, but not directly assisted by Neighborhood Housing Services.
- 42 homes repaired by Madison County CHC using volunteer labor and funding from United Way and local churches.
- 9 homes rehabilitated in Hot Springs, using State CDBG "concentrated needs" funds.
- 19 flood-damaged homes repaired or replaced by Buncombe County using Crisis Housing Assistance Funds.
- 2 homes repaired with CHAF funds in Transylvania County.
- 25 homes assisted with fee rebates or downpayment assistance through Buncombe County's Housing Trust Fund.
- 22 homes repaired by Buncombe County using State CDBG funds.
- 5 homes repaired in Henderson County using State CDBG funds.
- 4 homes repaired in Transylvania County using State CDBG funds.
- 17 housing repairs completed in Brevard as part of the Rosenwald community revitalization strategy, using State CDBG funds.

### ***Housing for People with Special Needs***

The Strategic Plan's first priority in housing is "to help those with the greatest needs - the homeless, people with very low incomes, the frail elderly, and people with disabilities". Out of the 405 housing beneficiaries listed in Table ---, at least 125 (31%) were elderly, another 98 (24%) were disabled<sup>1</sup>, and 113 (28%) had incomes below 30% of area median. CDBG-funded housing-related services, such as rental and financial crisis counseling helped another 481 elderly and disabled people, and 112 homeless people were assisted in obtaining permanent housing - at least 36 of whom were also disabled.

All our housing programs can, and most do, serve people with disabilities and we have emphasized both **accessibility** and **"visitability"** in our evaluation of new housing

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<sup>1</sup> Because we do not require beneficiaries to disclose disabilities, our counts of disabled people are likely to be on the low side.

projects. Retrofitting existing homes to make them accessible to disabled homeowners is a routine part of the rehabilitation programs operated throughout the consortium.

### **Public Housing**

The Strategic Plan does not set specific targets in the Public Housing area. The City and the Regional Housing Consortium rather seek to assist the eight housing authorities in the Consortium area in achieving the objectives in their five-year plans. The following tables provide an update on the public housing units and vouchers administered by each authority

**Table 3 - Update on Public Housing units - as at June 2007**

	Units	Vacant units**	Waiting List	HUD capital funding (change)	HUD operating funding (change)
Asheville	1540	136	357	\$ 2,685,424 (+7%)	\$ 4,764,526 (+2%)
Hendersonville	382	24	74	\$ 590,990 (-7%)	\$ 675,008 (-8%)
Brevard	163	21	50	\$ 269,613 (+16%)	\$ 404,123 (+7%)
Mars Hill	47	0	29	\$ 61,241 (0)	\$ 67,763 (+3%)

*\*\* Vacancies include units off-line for modernization or repair, and units assigned to applicants but not yet occupied, as well as units available for leasing.*

**Table 4 - Update on Section 8 Housing Choice Voucher Programs**

	# of Vouchers	Waiting List	% returned unused **	HUD funding in 2005-06	Section 8 H'ownership***
Asheville & Buncombe	1303	1872	39%	6,365,177 (-1%)	8
Henderson & Transylvania *	646	687	31%	\$ 2,849,798 (+ 8%)	8

*\* Western Carolina Community Action administers vouchers for Henderson and Transylvania counties*

*\*\* Approximate percentage of vouchers issued during the year to people on the waiting list whose vouchers then expired before they could find a suitable unit to rent.*

*\*\*\*Number of voucher-holders purchasing a home and utilizing their vouchers as a source of mortgage re-payment (Madison County does not operate this program) .*

The City of Asheville works particularly closely with the **Housing Authority of the City of Asheville (HACA)**, which serves both Asheville and Buncombe County.

During the reporting year the City partnered with the Housing Authority in the following projects:

1. The City continued to use CDBG funds to support HACA's **Hillcrest Youth Enrichment** program, providing educational, recreational and cultural programs for young people living in public housing.
2. Renovations were completed on the **Woodfin Apartments**, owned by HACA but not part of its public housing stock. This important project provided 18 units of housing for homeless people, including those with HIV/AIDS, and has been supported by City CDBG and HOME funding (see Section IX).
3. With CDBG assistance from the City, HACA has developed a pilot program to install externally monitored **security cameras** on the buildings at **Pisgah View Apartments** to improve safety and discourage drug-dealing in the complex.
4. As part of the West Riverside **Weed & Seed** program, the City provided CDBG funding, mid-year, for the conversion of 2 unused housing units at Pisgah View Apartments into a Community Services Center where programs can be offered to residents. The end of the year this conversion was 90% complete.
5. The City, the Affordable Housing Coalition, and HACA worked closely together to on the voluntary **relocation of tenants from McCormick Heights**, a failed rental development. 19 of the 41 households opted to move into public housing units.

### ***Homelessness***

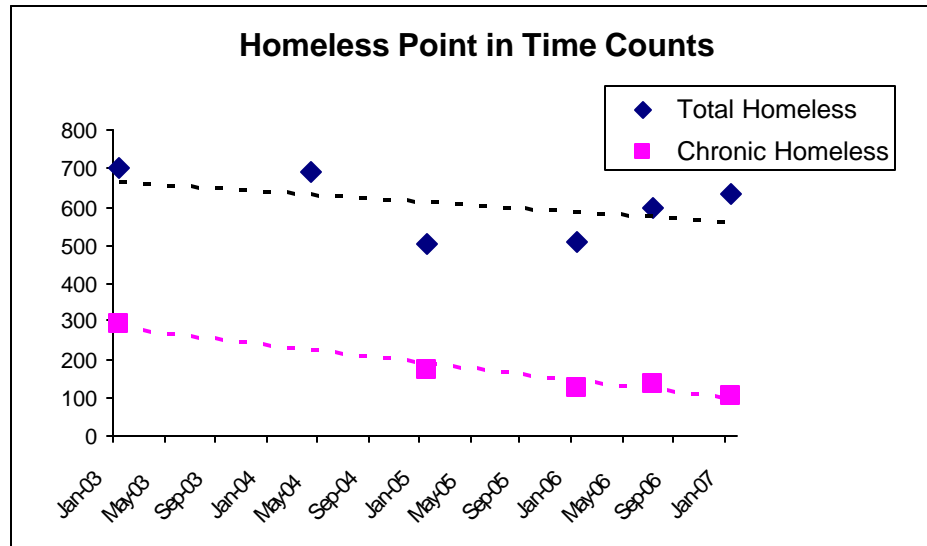
The five-year Strategic Plan incorporates both the traditional Continuum of Care approach to identifying the priority needs of homeless people, and the 10-Year Plan to End Homelessness which was adopted by both the City of Asheville and Buncombe County in January 2005. Both approaches focus on the need for more permanent supportive housing.

The **primary 2006-2007 achievements** toward the 10-Year Plan were:

- 33 "Housing First" units -18 in the Woodfin Apartments and 15 in the Griffin Apartments - were completed and occupied by chronically homeless individuals. These residents are also receiving full supportive services from Homeward Bound's program, Pathways to Permanent Housing.
- 111 other homeless individuals or families were assisted by Homeward Bound staff in obtaining permanent housing.
- The number of chronically homeless has been reduced substantially in the first two years of the plan. The numbers of chronically homeless, measured in the most recent point-in-time counts, were:
  - January 2005: 169 (36% of all homeless)
  - January 2006: 125 (26% of all homeless)

January 2007: 105 (17% of all homeless)

This reduction is real and significant and is largely attributable to increased coordination and targeting of services.



**Principal Strategies** to implement the 10-year plan are:

**Designate lead entity to coordinate implementation.** The Affordable Housing Coalition, as the lead entity, hired a 10-Year Plan Coordinator in 2006 to foster and coordinate community-wide efforts. An Advisory Group of stakeholders has been meeting regularly, as have workgroups to address specific issues. AHC is working with a research team at UNC Chapel Hill to evaluate the cost benefits of Housing First.

**Implement Homeless Information Management System (HMIS).** HMIS is designed to provide improved data on homelessness and participation is mandated for agencies receiving federal funds. The system went “live” statewide on May 11, 2006 and four local agencies are currently participating: Homeward Bound, Asheville Buncombe Community Christian Ministry, The Salvation Army, and WNC Community Health Services (WNCCHS). The cost of the software and training, which was a major barrier to other agencies joining, has recently been reduced and the homeless coordinator has been working to build confidence in the program and to offer training and support for users.

**Develop a plan to add 70 units of permanent supportive housing each year.** Action steps for additional housing are being developed by the Housing Workgroup, including the education and involvement of existing landlords in the community. There are currently no new rental housing developments which include homeless designated units. However, WNCCHS’ Shelter Plus Care program was able to add several new scattered site units this year and Homeward Bound’s Pathways to Permanent Housing program added five new scattered site units.

**Expand the provision of community-based case management services.** Changes in state mental health funding and protocols have adversely impacted this strategy (see below). Homeward Bound of Asheville has implemented a new program, Pathways to Permanent Housing, to provide support and case management to the homeless individuals being placed in permanent housing at the Woodfin and Griffin Apartments and in scattered site housing. These case managers are working with other agencies to provide wraparound services specific to each client's needs.

**Improve efforts to prevent homelessness.** Pisgah Legal Services has expanded its program which provides legal services and counseling to individuals and families at risk of eviction and to those who need assistance in securing entitlement benefits. Asheville/Buncombe front line workers were able to access SOAR training to further enable them to assist clients in securing SSI and Medicaid.

**Aggressively pursue all available funding.** \$630,000 was awarded to our community in May 2007 through the state Mental Health Trust Fund to provide housing support and services to single adults or heads of households with a history of homelessness and mental health and/or substance abuse disorders. This grant (one of only three in the state will be administered by Western Highlands and Homeward Bound.

### **Other activities in progress:**

- Buncombe County is renovating the Neil Dobbins Center at 277 Biltmore Avenue, to create a crisis stabilization center for adults experiencing mental health crises.
- A task force has been established to address the need of a "wet shelter" to house intoxicated homeless individuals who are a danger to themselves or others and in need of safe, secure and supportive care.
- Helpmate is nearing completion of a new facility to provide shelter and support services for victims of domestic violence, allowing them to expand from the current 14 beds to 25 beds.
- Mainstay Manor, four units of transitional housing with supportive services for victims of domestic violence, was completed and occupied in Hendersonville.
- Project Connect, a one-day event to assist homeless persons in accessing needed services and available housing opportunities, was held in November, 2006 and plans are in place to repeat the event annually as long as it is needed.
- The Downtown Association initiated the Spare Change for Real Change campaign in June. Five tamper-proof donation boxes were set up in downtown Asheville for the collection of money to benefit organizations that assist the homeless (rather than handing money to panhandlers). The

association, with the help of the 10-Year Plan coordinator, also produced a pocket sized brochure detailing the services that are available in our community for the homeless.

**Funding:**

The City has directed increasing amounts of its federal CDBG and HOME funds towards ending homelessness. Although the amount of these federal grants has declined, the amount committed to services that address homelessness or prevention has more than doubled since 2004 (see table 6 below).

**Table 6 - CDBG- and HOME-Funding to Address Homelessness**

Program	Helps the Homeless	Prevents Homelessness	FY2004 Funding	FY2005 Funding	FY2006 Funding
Hospitality House	Yes		\$95,000	\$95,000	\$90,000
MHO - Housing services	Yes		\$70,000	\$85,000	\$100,000
AHC - 10-year Plan Coordination	Yes	Yes		\$15,000	\$30,000
PLS - Resource Development	Yes	Yes	\$35,000	\$40,000	\$40,000
PLS - Homelessness Prevention	Yes	Yes			\$18,000
AHC - Rental counseling	Yes	Yes	\$60,000	\$60,000	\$50,000
AHC - Rent assistance	Yes	Yes	\$50,000	\$50,000	\$50,000
Emma Family Outreach		Yes		\$15,000	\$10,000
CCCS - Credit Counseling		Yes	\$25,000	\$25,000	\$17,000
Emergency Relocation		Yes		\$2,000	\$120,000
Helpmate Domestic Violence Shelter		Yes			\$120,000
Bunc. Co. Crisis Stabilization Unit					\$86,000
<b>Total</b>			<b>\$335,000</b>	<b>\$387,000</b>	<b>\$731,000</b>

Additionally, a City of Asheville general fund grant of \$20,000 a year has helped maintain weekend services at the A-hope Center.

In 2007, the Asheville area received a Continuum of Care grant in the amount of \$688,878, which is primarily being used to maintain existing programs (more information regarding the use of these funds in Section VIII).

***Fair Housing***

In 1987 the City of Asheville and Buncombe County adopted a fair housing ordinance substantially equivalent to federal law. This ordinance set up the Asheville Buncombe

Fair Housing Commission and empowered it to adjudicate fair housing complaints. The Asheville-Buncombe Community Relations Council (ABCRC) acts as the executive arm of the Fair Housing Commission and is responsible for administering the fair housing program in the City and County and investigating fair housing complaints. ABCRC was the first local agency in the nation to be certified by HUD to investigate housing discrimination under federal law. It receives funding from City and County General Funds, from City CDBG funds, and from HUD Fair Housing Assistance funds (via the City).

During the reporting period, ABCRC investigated and closed 9 cases dual-filed with HUD and 78 cases that did not meet HUD filing criteria. ABCRC also provided education and information to over 800 other people.

The 2006 **Analysis of Impediments to Fair Housing Choice** identified eight principal impediments:

1. The lack of affordable housing (this was identified as the single most serious impediment to fair housing choice in our area)
2. The lack of accessible housing for people with disabilities
3. The rise of predatory lending targeted to minorities
4. The lack of resources for immigrants and exploitation of their fear, legal status, and language barriers
5. Zoning regulations that severely restrict the location of multi-family housing or special needs housing
6. The absence of affordable transportation
7. The lack of Minimum Housing Code enforcement throughout the Consortium
8. Section 8 voucher holders' inability to utilize their vouchers

### ***Economic Development***

The Strategic Plan's priorities for economic development in 2005-2010 are:

1. To develop living wage employment and accessible job training and placement for such employment; and
2. To support the start-up and growth of small businesses.

Specific targets are:

Table 6 - Economic Development Outcomes

Annual Outputs			Performance Measures	Annual Outcomes		
Target	FY 2006	FY 2007		Target	FY 2006	FY 2007
160 persons assisted in micro-enterprises;	109	177	# of participants completing training program	140	72	100
			# of small business start ups & expansions	100	61	46
			# of FTE* jobs created in these business (not including the owner)	100	14	8
			Businesses previously assisted remaining operational after 12 months	40%	74%	No data
20 persons assisted with job training	0	0	# obtaining sustaining employment	10	0	0

\* Full-time equivalent

Two CDBG-funded programs contributed towards these targets during the program year: **Mountain BizWorks** (formerly Mountain Microenterprise Fund) provided business training and technical assistance to entrepreneurs; and **Mountain BizCapital** (formerly the Mountain Microenterprise Loan Fund) provided start-up or expansion capital in the form of CDBG loans. All the beneficiaries were low-income and 11% were minorities.

At present, CDBG funds are not being used to support job training; no applications for funding such a program were received in 2006.

The City's **Office of Economic Development (OED)** implements policies designed to enhance economic opportunities for all residents. Key activities during the year included:

Support to Existing Industry: The City has committed approximately \$250,000 over the next five years to assist major expansions of two local manufacturers. **Smith's Aerospace**, a major supplier of aircraft engine components will undergo a \$16 million expansion, creating 200 new jobs at a pay rate higher than the average county wage. **Colbond**, a manufacturer of non-woven materials, will undergo a \$7 million modernization, creating 20 new jobs and preserving 100 jobs.

The City has also applied to the North Carolina Department of Commerce for



designation as an **Urban Progress Zone** (UPZ). The UPZ designation will allow businesses locating in distressed areas of the City to earn Tax Credits for new jobs and investment within the zone.

Support of Catalytic Projects: The City has committed \$170,000 to update the **Asheville Center City Plan**, the master plan for future growth in the Central Business District.

An **Economic Development Agreement with Biltmore Farms**, Inc. will provide economic incentives for construction of approximately 1000 new public parking spaces at the Biltmore Park Town Center Project. The Center bring in \$122 million in private investment, and create 2000 new permanent jobs by 2010. Over 400 construction jobs will be created as the project is built.

The City is working with the non-profit Appalachian Sustainable Agriculture Project to provide space and support for a **Downtown Farmers Market**, Economic Impact from the market is expected to be over \$1 million annually.

Regional Economic Development: Council has budgeted \$50,000 to support the new regional economic development strategy known as **the Asheville HUB Project**, a collaborative initiative of public, private, and nonprofit participants to create sustainable strategies for the City of Asheville and Buncombe County. The vision is the development of an intentional and distinctive economy drawn from clusters of activity where the area has a competitive advantage.

Downtown Property Redevelopment: Recognizing the link between economic development and workforce housing, the City is pursuing a process for **redeveloping city-owned properties** in and near downtown to advance its strategic goals. These goals include increasing housing opportunities for a diversity of residents, including those earning less than area median income and supporting sustainable development practices that include mixed-uses, multi-modal transportation opportunities and efficient use of existing resources; enhancing the tax base.

The City has entered into a development agreement with Mountain Housing Opportunities (MHO) to develop two properties on **Ralph and Choctaw streets** for approximately 160 units of workforce and market rate housing. The City has also requested qualifications from developers for 3 other downtown sites.

Minority Business Program: This OED program assists minority businesses seeking certification with the State's office of Historically Underutilized Businesses. During the year it also offered numerous educational and business support training programs focused on small and minority-owned businesses, including: 'How to do Business with Local Government' in collaboration with Buncombe County; "Women in Business" Conference with Mountain Micro enterprise Fund; "Entrepreneurs Night" with the Asheville Business Alliance; and a contractors' training in conjunction with Mission Hospitals.

The OED provides free office space for a regional field office of the **US Small Business Administration** (SBA), and has a close working relationship with SBA

in mentoring, networking and technical assistance to small and minority businesses.

### ***Other Non-Housing Community Development***

The Strategic Plan identified the following priority areas for supporting non-housing community development in Asheville:

1. Services that directly support affordable housing, public transportation, youth services, and employment opportunities;
2. Infrastructure and neighborhood improvements to support affordable housing, multi-modal transportation and economic development;
3. Services to help LI people improve financial well-being, avoid predatory lending, and improve credit for homeownership and business ownership;
4. Implementation of the 10-Year Plan to End Homelessness.

During the reporting year, the following programs contributed to these goals:

- o The Affordable Housing Coalition's homebuyer education and renter education/counseling programs (priority #1 & #3)
- o Consumer Credit Counseling Services financial counseling program(#3)
- o Asheville Buncombe Community Relations Council's Fair Housing program (#1)
- o Emma Family Resource Center's family outreach program (#1 & 3)
- o The Asheville Housing Authority's Hillcrest enrichment program (#1)
- o Homeless programs listed in Table 6 (#4)
- o New bus shelters, benches, and signage for Asheville City Transit (#2)

Under way, but not yet completed were:

- o Helpmate's new Domestic Violence Shelter (priority #4)
- o Buncombe County's Crisis Stabilization Center (#4)
- o HACA - Pisgah View Community Center (#2)
- o Clingman Avenue Infrastructure Improvements (#2)

### ***Neighborhood Revitalization Strategy Area***

The City amended its Consolidated Strategic Plan in January 2007 to designate the **West Riverside** neighborhood as a CDBG Neighborhood Revitalization Strategy Area (NRSA). This area is also the focus of a Weed and Seed program supported by a five-year grant from the Department of Justice awarded in June 2006.

The Weed & Seed/NRSA program got off to a great start in 2006-2007. The City hired a full time Weed and Seed Coordinator who is coordinating all of the facets of this initiative. The Steering Committee has worked hard to meet the program goals through various committees working in the areas of law enforcement, neighborhood restoration, and prevention, intervention, and treatment programs.

In 2006-2007, CDBG funds were allocated and spent for the renovation of vacant units in the Pisgah View Housing Development into a Community Service Center that will provide space for many community programs and services such as project MARCH, I have a dream, and ARP Phoenix among others. CDBG also provided money for security cameras for the Pisgah View Housing Development. These will be installed with CDBG funds in late 2007.

Several housing units assisted this year were located in the NRSA area (indicated in Section X) and the area was also targeted in the program of transit infrastructure improvements.

Plans were made in 2006-2007 to utilize CDBG funds in the West Riverside Weed and Seed/NRSA for projects starting in 2007-2008. These include the faith based "World Changers" program which will repair 17 homes in the Burton Street neighborhood, major renovations to the Burton Street Community Center, and traffic calming on Burton Street.

A complete list of accomplishments for the Weed & Seed/NRSA program can be found in Appendix A

Table 7 - Non-Housing Community Development Achievements

Program Type	Annual Output			Outcome	Performance Measures	Annual Outcome		
	Target	Actual FY 2006	Actual FY 2007			Target	Actual FY 2006	Actual FY 2007
Water and Sewer improvements	1000 lf	1560 lf water line	-	Improved infrastructure in LI areas	# of households with improved infrastructure	20	19	-
Street & Sidewalk Improvements	400 lf	-	-	Availability of utilities to vacant lots	# of vacant lots with improved water/sewer	8	8	-
Transportation Accessibility	2 bus shelters	-	2 bus shelters	Improved infrastructure in LI areas	# of LI residents with access to bus shelters/signage	8900	-	3200
	50 route signs	91 signs	8 signs	Increased transit accessibility	Increase in public transit ridership	2000 (0.2%)	Measure next year	Insert data
Financial, Housing and Family Support Services	1200 persons	1601	2559	Prevent homelessness and stabilize households	# of households avoiding eviction or foreclosure, or obtaining safe affordable housing**	260	86	
				Improve financial health	# persons improved credit	325	451	
				LI and minority households become homeowner	# of LI homebuyers**	40	19	
					Of these, # African American or Latino**	10	8	
Homeless Services	1500 homeless persons assisted	2708	2938	Increase income by obtaining benefits	# obtaining at least one entitlement benefit	150	216	315
				Engage in mental health treatment /counseling	# attending at least one mental health treatment or counseling session	130	130	162
				Move to permanent housing	Persons obtaining permanent housing	50	116	119
Youth Services	80 youth participate	57	61	Improved academic performance	# students improve their grades	40	8	13
				Parent involvement increases	# parents attending meetings, trainings or volunteer in program	10	17	17

LI = low income

\*\* figures exclude beneficiaries of housing production counted in the affordable housing section.

## Other HUD-Defined Priorities

### *Removing Barriers to Affordable Housing*

Funding: In addition to allocating all HOME funds and 46% of CDBG funds to affordable housing projects and related services, the City appropriated an additional \$600,000 in July 2006 for its Housing Trust Fund (HTF). With loan repayments, \$1,275,000 was allocated to five projects which will produce 133 units when complete:

**Table 8 - Housing Trust Fund Loans Awarded in 2006-07**

<b>Developer &amp; Project Name</b>	<b>No. of Units</b>	<b>Type</b>	<b>Loan Amount</b>
Skyloft of Asheville	5	Homeownership	\$ 160,000
Carolina Cornerstone - 27 Jeffress Avenue	1	Homeownership	\$ 50,000
Mountain Housing Opportunities - Glen Rock Apartments	60	Rental	\$ 500,000
VOAC - Skyland Apartments, Springside Road	63	Rental	\$ 445,269
Vorst - Haywood Terrace	4	Rental	\$ 120,000
<b>Totals</b>	<b>133</b>		<b>\$1,275,269</b>

Buncombe County created a local Housing Trust Fund In 2004, and has appropriated \$300,000 each year since then. The Fund is use for:

- Low interest loans for new construction of single-family and multi-family homes that are priced affordably;
- Downpayment assistance programs;
- Reduced permit fees for construction of affordable homes.

Fees: The fee rebate scheme operated by the City of Asheville provided a total of \$41,287 in rebates on building permits and water and sewer fees for 13 new affordable single-family homes and 159 new rental units. Buncombe County continued its waiver of landfill fees for waste materials generated by affordable housing projects and used its housing trust fund to reduce permit fees.

Other Barriers: The City of Asheville has continued to review and revise its zoning ordinances and procedures to remove barriers to affordable housing. Over the past year:

- Town homes were added as a permitted use in the Urban Residential District
- High density Cottage Home developments were added as a use by right in most residential districts

- The time period in which zoning permits remain valid was extended to allow developers more time to seek tax credits and other subsidy financing
- A significant amount of property in the River District was rezoned to Urban Place to allow a mix of uses, including high density residential.

### ***Evaluating and Removing Lead-Based Paint Hazards***

Lead-based paint (LBP) can be found in homes built before 1978, when it was banned for residential use, and it is very common in housing built before 1950. The 2005-10 Strategic Plan set targets to reduce lead-based paint hazards in 5 owner-occupied and 5 rental units each year.

During the program year, LBP hazard reduction and successful clearance testing was required and completed in 10 owner-occupied and 19 rental units assisted with CDBG or HOME funds.

The Lead Poisoning Prevention Program (LPPP), based at UNC-Asheville, continues to provide free home inspections to residents in pre-1978 homes where pregnant women and/or children aged 6 or younger reside. As a result of their inspections and one-on-one education efforts, small-scale hazard-reduction projects are carried out. They provided approximately 80 inspections in Buncombe and Henderson counties in 2006, up 27% from 2005. Lead was identified in approximately 85% of the homes tested. Homes where lead was not found were typically trailers.

LPPP conducted 3 Lead-safe Work Practices classes, training 37 participants, an increase of 164% from 2005. They regularly participate in realtor training sessions.

### ***Actions to Reduce the Number of Persons Living in Poverty***

Most of the activities conducted by the CDBG and HOME programs benefit low and very low-income persons and help to raise families out of poverty. Generally speaking, households below 30% of median income are also below poverty level, but the correlation is not exact. Statistics based on the Census definition of poverty cannot be gathered without imposing heavy additional reporting burdens on our subrecipient agencies.

Tables 14 and 15 (in Section XI) show that the programs with the greatest impact for people in poverty were:

- AHC - rental education and TBRA programs
- The optional relocation program for residents at McCormick Heights Apartments
- Children First - Emma Family Outreach
- HACA - Hillcrest Enrichment program
- Homeless Bound - services for the homeless
- MHO - Emergency Home Repair program
- Pisgah Legal Services - Homeless Prevention Program

- Madison County's homeowner rehabilitation program

Overall, 61% of CDBG and 23% of HOME beneficiaries were from households with income less than 30% of the area median, i.e. most likely living in poverty.

### ***Developing Institutional Structure and Enhancing Inter-Agency Coordination***

Asheville is fortunate in the number and strengths of its non-profit agencies and housing developers. A variety of formal and informal linkages exist between them and with government and the private sector.

- The **Asheville Regional Housing Consortium Board** provides an outstanding example of regional coordination in its oversight of the HOME program and advice to Asheville City Council on the allocation of funds. Encompassing 4 counties and 10 municipalities, it has worked cooperatively since 1993 to bring the benefits of the program to all areas of the 4-county Consortium.
- The **Affordable Housing Coalition**, acts as an advocate for other agencies in the housing field, as well as operating its own program of housing-related services. It is also the lead agency for coordinating the implementation of the 10-Year Plan to End Homelessness.
- The **Asheville-Buncombe Coalition for the Homeless** is an unincorporated forum in which the major homeless service providers are represented, mainly by staff with day-to-day contact with homeless people. It has been very effective in sharing information and in prioritizing needs for HUD Continuum of Care grants.
- **Pisgah Legal Services** plays an important role in providing research, planning, and grant-writing services to local non-profit agencies through its CDBG grant- including the annual Continuum of Care application.
- **Mountain Housing Opportunities** is the most productive of our non-profit housing developers. It is building a new collaboration with the residents in the East Riverside community, south of the downtown area.
- The **Community Housing Coalition of Madison County** has emerged as an effective housing advocate and rehabilitation agency and is seeking designation as a CHDO.

### ***Monitoring and Technical Assistance***

Most of the CDBG and HOME funds administered by the City of Asheville are disbursed through grants to other governments or non-profit agencies. The City maintains a Monitoring Plan that assesses the risks of each project and conducts a planned cycle of monitoring visits during the year to insure that projects are being carried out in accordance with the grant agreement, and in compliance with the HUD regulations.

Desk reviews and on-site visits listed below include a detailed review of program and client recordkeeping either submitted by the agency or reviewed directly at the agency's own offices. Other site visits are limited to observation of the program and technical assistance on specific issues. Not listed are the frequent telephone calls, e-mail exchanges, and technical assistance meetings in City Hall, that take place as projects are implemented.

Community Development Staff also provided a 3-hour training session for subrecipient staff in July 2006.

**Table 9 - Monitoring of agencies receiving CDBG & HOME funding**

<b>CDBG - Desk &amp; On-Site Reviews</b>	<b>CDBG - Site Visit/Technical Assistance</b>
AHC - McCormick Heights - Desk Review	AHC - Site Visit, T/A
CCCS - Targeted review	Buncombe County Crisis Stabilization Center - T/A
Hillcrest Enrichment - Targeted monitor review	PLS Homeless Prevention - T/A
MHO Emergency Repair - Targeted monitor review; site visits	Helpmate - Site visits
MHO Emergency Repair Tier II - Targeted monitor review; site visits	EMSDC - Redevelopment - Relocation T/A
NHS - Homebuyer Subsidy - Desk Review	Pisgah View Security System - Site Visit
	Pisgah View Community Center - Site Visit
<b><u>HOME - Desk &amp; On-Site Reviews</u></b>	<b><u>HOME - Site Visit/Technical Assistance</u></b>

***Rental Housing Inspections (HOME Program only)***

HUD regulations require annual on-site inspections for HOME-assisted rental housing developments consisting of 26 or more units, inspections every 2 years for developments of 5-25 units, and every three years for developments of 1-4 units. Inspections include compliance with property standards, rent limits, and tenant income limits.

The following table lists all the Consortium's HOME-assisted rental projects subject to inspection.



**Table 10 - Inspections of HOME assisted Rental Housing [table to be updated]**

Development	Units	Last Inspected	% Units < 80% AMI	Next Rent Review
Battery Park Apartments, Asheville	121	2005	100	6/07
Mountain Springs Apts, Asheville	44	9/98	100	6/07
Excelsior Apts, Brevard	20	5/06	100	6/08
River Glen Apts, Arden	38	6/06	92	6/07
Overlook Apts, Asheville	48	9/98	98	6/07
Northpoint Commons Phase I	39	11/05	97	6/07
Laurel Bridge Apts, Asheville	10	6/03	100	6/08
Laurel Wood Apts, Asheville	50		100	6/07
Wind Ridge, Asheville	40	5/06	95	6/07
Dunbar Place Apts, Asheville	74	6/03	100	6/07
LIFE House Apts., Asheville	20	5/06	100	6/07
Compton Place Apts, Asheville	40	5/06	88	6/07
Hillside Commons, Hendersonville	36	5/06	100	6/07
McCormick Heights, Asheville	12	4/06	33	6/07

**Note:** At initial occupancy, at least 90% of the units in these developments were rented to families with incomes equal or less than 60 % AMI.

### ***Relocation & Displacement***

The City makes every effort not to displace anyone unless absolutely necessary. We follow a *Displacement and Relocation Policy* which sets out a plan for avoiding the displacement of homeowners, residential tenants, businesses, and non-profit organizations as a result of federally funded activities, and for providing assistance in accordance with the Uniform Relocation Act in those cases where displacement is unavoidable. The City also operates an optional relocation policy to assist tenants displaced from substandard property by City actions.

During the reporting year, no permanent relocation was caused by use of CDBG or HOME funds. A major relocation project was undertaken under the optional relocation policy to assist tenants to move out of McCormick Heights Apartments, a failed LIHTC development which was 60% vacant in December 2006. The City initially considered buying the property for redevelopment and relocating the tenants. When the plan for acquisition was dropped, the City nevertheless offered the low income tenants voluntary relocation rather than forcing them to remain in the increasingly blighted property. Almost all of the 41 tenants took advantage of this offer, and 34 had been assisted to move by June 30, 2007 (see table below)

The rehabilitation of the Vanderbilt Apartments is causing temporary relocation of all

the tenants, starting in July 2006. The construction is being phased so that only two floors are affected at a time, and all temporary relocations are taking place within the building. The tenants who have moved back into the rehabilitated units are very happy with the improvements.

Relocation of two businesses displaced by the South Pack Square Redevelopment Project is still under way; business re-establishment plans have not been finalized.

**Table 11**

**Optional Relocation Outcomes**

Case #	Moved From		Moved to	
	Census Tract	Block Group	Census Tract	Block Group
1C	7	1	20	3
2B	7	1	14	2
2C	7	1	9	2
2E	7	1	21.02	2
3C	7	1	9	2
3E	7	1	26.02	1
4C	7	1	21.02	2
5B	7	1	9	2
5C	7	1	14	2
5E	7	1	7	1
6D	7	1	3	1
7B	7	1	3	1
7D	7	1	7	1
8B	7	1	3	1
10A	7	1	20	4
10C	7	1	4	3
10D	7	1	9	2
10H	7	1	9	2
11B	7	1	20	4
12B	7	1	3	1
13C	7	1	5	3
13D	7	1	8	1
14A	7	1	8	1
14C	7	1	20	3
14D	7	1	2	2
15C	7	1	9	2
15D	7	1	9	1
15E	7	1	7	1
15F	7	1	7	1
16C	7	1	9	2
16D	7	1	9	3
17B	7	1	18	1
17D	7	1	3	1

***Recapture Provisions for Homeownership Activities (HOME Program only)***

HOME regulations require that when HOME funds are used to provide homeownership opportunities, the assisted unit must remain affordable for an extended period, as follows:

<u>HOME Funds Provided</u>	<u>Period of Affordability</u>
Less than \$15,000	5 years
\$15,000 - \$40,000	10 years
More than \$40,000	15 years

The Asheville Regional Housing Consortium uses a “recapture” method to ensure continued affordability. At the sale of the home to the initial eligible buyer, the HOME funds are provided in the form of a non-amortizing, deferred second mortgage, secured with a Promissory Note and Deed of Trust. This reduces the conventional first mortgage to an amount the buyer can afford. When the HOME loan is due to be repaid (e.g. on subsequent sale) the homeowner is always ensured recovery of his/her investment after taking into account the cost of sale and of any improvements made. At the City’s discretion, a subsequent low-income buyer may assume the HOME loan.

For example, if a low-income family buys a HOME-assisted unit for \$100,000, but can afford a first mortgage of only \$80,000, up to \$20,000 of HOME funding may be placed as a deferred, zero percent, second mortgage, enabling the family to make monthly payments only on the \$80,000 first mortgage. If, during the 10-year period of affordability the family decided to sell the house to a non-income-eligible family, the HOME investment would have to be repaid. If the home was re-sold for \$110,000, the HOME loan would be repaid in full and the homeowner would realize \$10,000 (less costs of sale) in equity appreciation. However, if the home sold for only \$95,000, the HOME repayment would be reduced so that the owner was not in a “negative equity” position.

Because of the high rate of appreciation of property in our area, some subrecipients and CHDO’s have started to charge an interest rate on the HOME second mortgage equal to the rate of appreciation of the property value between the first and second sale. This effectively shares the equity appreciation between the HOME program and the buyer in the same ratio as that between the HOME loan and the other initial financing. The enhanced amount of HOME funds recaptured should be sufficient to assist another income-eligible family to buy a home in the market conditions then prevailing.

The City of Asheville has provided all HOME subrecipients and CHDOs with a model Promissory Note and Deed of Trust to ensure compliance with the Recapture provisions and other HOME requirements, as applicable. HOME funds are not allowed to be used for a development subsidy, which is the amount by which the development costs exceed the fair market value.

### ***Affirmative Marketing***

The City of Asheville has established procedures to affirmatively market housing units rehabilitated or newly constructed through the HOME and CDBG programs, to ensure that individuals of similar economic levels in the same housing market area should have available to them a like range of housing choices regardless of their race, color, religion, sex, or national origin.

The City and its partners in the Consortium have adopted procedures to:

1. Inform the public, potential tenants and others about the federal Fair Housing Law and Affirmative Marketing policies;
2. Require owners to inform the general public about available rehabilitated units;
3. Solicit applications from persons in the housing market area who are not likely to apply for units without special outreach;
4. Require owners to keep records on (a) the racial, ethnic and gender characteristics of tenants and applicants and (b) activities they (the owners) undertake to inform the general renter public;
5. Assess the affirmative marketing efforts of property owners by examining owners' records on actions they have taken;
6. Take corrective action if it is concluded that an owner has failed to carry out the required affirmative marketing procedures.

Table 16 shows that of the 300 households assisted with HOME funds this year, 71% were White and 29% of minority race, and 4% were of Hispanic ethnicity (compared with a general population in the area that is 92% White and 8% minority by race, and 3% Hispanic). At least 27% of beneficiaries were non-elderly disabled. The marketing policies carried out by the City, its subrecipients and CHDOs are evidently effective in reaching a diverse group of beneficiaries, whether classified by income, race, national origin, age, disability or family type.

### ***Minority Business Outreach***

As of October 2005, the Minority Business Program is now at the City of Asheville with an updated Minority Business Plan to increase contracting opportunities for minority and women-owned businesses for the City of Asheville. The objectives of this Plan are:

1. To provide minority businesses equal opportunity for participating in City and County construction, contracting and procurement;
2. To increase the City's awareness of available minority business vendors and the available product lines and services they provide through the development of a minority business list;

3. To develop a certification program which assists minority businesses in registering and keeping such firms informed of opportunities in contracting, procurement and purchasing;
4. To sponsor workshops and conferences which will assist minority businesses in becoming actively involved in procurement and contracting opportunities;
5. To provide clear and concise procedures for monitoring Plan compliance and to provide procedures for the resolution of complaints against businesses holding construction, procurement or service contracts with the City or County.

The Minority Affairs Office provides referrals of certified minority firms through the Directory of Certified Businesses, which is published quarterly beginning in January.

***Matching Funds (HOME Program only)***

For every \$100 in HOME funds expended on projects, the Consortium is required to provide at least \$25 in matching non-federal funds. The City of Asheville maintains a Match Log to account for all match funds, either cash or non-cash, that are expended on HOME-assisted activities each program year. In some projects, match funds exceed the 25 percent requirement, resulting in surplus match, which can be carried forward to reduce the amount of required match in future fiscal years.

In recent years, the Consortium has generated large amounts of surplus match as a result of Habitat for Humanity activities in Asheville and Henderson County. These Habitat chapters finance each house at a zero percent interest rate for twenty to twenty-five years. The HOME regulations allow match to be calculated as the difference between the yield of this “below market interest rate” loan and the yield that would have been realized if a market interest rate had been used. As a result, the Consortium is not currently requiring Member Governments and CHDOs to generate match on their projects.

The Consortium’s detailed match log for the reporting year is in Appendix A.

**Section V: Citizen Comments**

The draft plan was published on the City’s website on September 15<sup>th</sup>, 2006, and a notice was placed in the Asheville Citizen’s times the same day inviting questions and comments within the next 15 days.

**[insert details of any comments received]**

## **Section VI: Certification that the City is pursuing its HCD Plan**

### **i. By Pursuing Resources**

The City has pursued all federal state and local resources identified in its annual Action Plans. Section III of this plan shows how CDBG and HOME funds have been used successfully to leverage other resources.

### **ii. By Supporting Grant Applications by Other Agencies**

The City has actively supported other public and private non-profit agencies in developing new programs and applying for funding from HUD and other sources. No agency seeking a Certificate of Consistency with the City's Consolidated Plan was refused.

### **iii. By Acting to Implement the Consolidated Plan**

Section IV demonstrates the progress that the City and its partners have made in implementing the Consolidated Plan. The City has committed and expended CDBG and HOME funds in a timely manner. It has never hindered this process by action or deliberate inaction.

## Section VII: Self Evaluation

### *Impact of programs*

This is the second annual performance report under the Consolidated Housing & Community Development Plan for 2005-2010. Solid progress continues to be made in all areas.

Affordable housing is our primary focus. This year, we completed **a record 419 units of affordable housing** that were assisted with CDBG or HOME funds. This is more than double the target of 200. Each of these units represents a household with significantly improved housing, whether through buying their first home, moving into a decent affordable rental unit, or having essential repairs done to a substandard home.

Each of the four counties in the Consortium saw significant housing production. Major new apartment developments included the 50-unit **Griffin Apartments** in downtown Asheville, 30-units at **Northpoint Commons** in Woodfin and 40 units at **English Hills** in Brevard. Our non-profit partners also completed 44 units of single family housing for homeownership – making this the fifth year in succession of in which S/F housing production has exceeded 40 units.

The Housing Assistance Corporation finished building the **Village at King Creek** in Hendersonville.

These figures do not include affordable units that were produced by our non-profit partners using other funding sources, nor does it count affordable homes constructed by for-profit developers who took advantage of the Housing Trust Fund and Fee Rebate programs operated by the City of Asheville and by Buncombe County. We have tracked production of **an additional 296 affordable units** in these categories.

The City of Asheville continues to contribute substantial amounts in low-interest loans for affordable housing development through its Housing Trust Fund. During the reporting year we committed \$1,275,000 in loans, for the production of 133 units. Since the creation of the HTF in 2000, nearly \$4.5 million has been loaned to assist in developing 500 affordable rental and homeownership units, of which 255 have been completed to date.

Economic development efforts utilize a modest level of CDBG funds. Mountain BizWorks (formerly Mountain Microenterprise Fund) reports steady numbers of new business start-ups assisted with CDBG funds. The City is engaged in a number of important economic development initiatives that do not involve CDBG funds.

Plans for the redevelopment of property purchased by Eagle/Market Streets Development Corporation in the deteriorated **South Pack Square** commercial area remain on hold, but developers are expressing significant interest in the area and

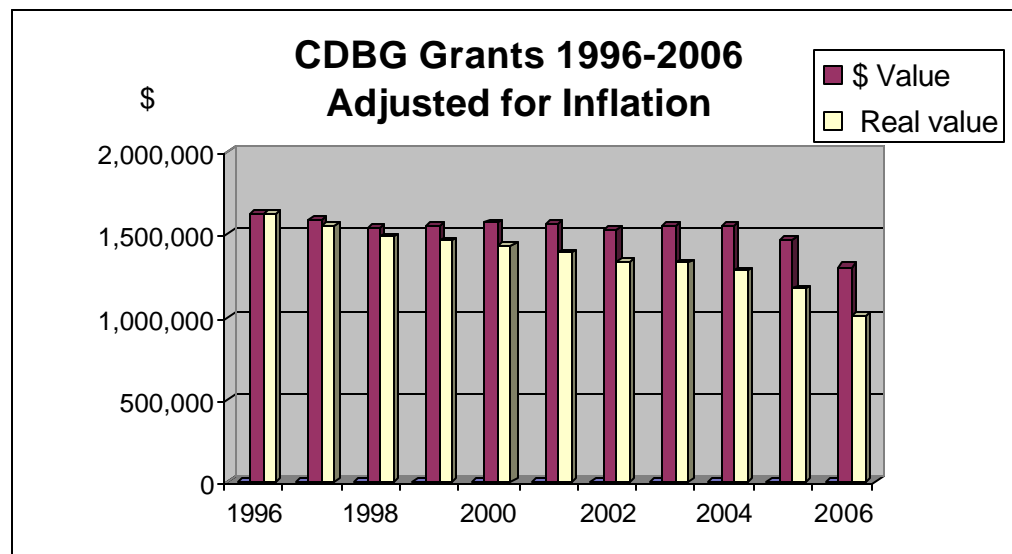
Mount Zion Church buildings has planned an exciting renovation of the buildings it owns nearby.

Other Community Development programs continue to reach a large number of people. We are starting to target significant funding towards activities in the West Riverside Neighborhood Revitalization Strategy area also designated as a Weed & Seed area, where new partnerships are being forged between the City, residents, and non-profits.

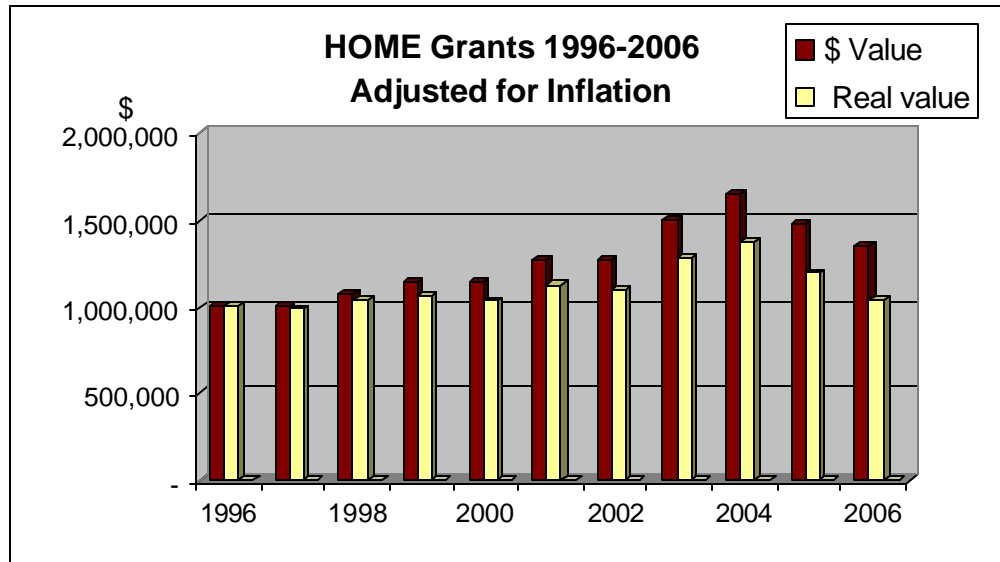
Implementation of the 10-Year Plan to End Homelessness is another rapidly advancing area. The Plan is being enthusiastically supported by several key agencies, including The Affordable Housing Coalition which is providing coordination efforts and Homeward Bound (formerly Hospitality House), which has radically changed its mission and mode of operation in order to concentrate on Housing First/Housing Plus principles. Additional state and local funds are being devoted to this effort, and we have already seen a marked reduction in the number of chronically homeless people, although not yet in the total homeless population.

### ***Barriers Having a Negative Impact***

1. **Reduced federal funding** is limiting our activities. Charts below show the steady erosion in the value of our CDBG entitlement grant over the last 10 years to 80% of its 1996 amount (62% after adjustment for inflation). The HOME grant increased in value through 2004, but has fallen rapidly in the last two years. **The combined real value of the grants, adjusted for inflation, is now 25% less than it was 10 years ago.**







2. House prices have continued to increase much faster than incomes. Statistics from the Office of Federal Housing Enterprise Oversight show that sales prices of existing homes increased by 12.75% in 2006. has reached 10% a year and Asheville remains the most expensive housing market among metropolitan areas in North Carolina. Land and construction costs have also sharply increased, requiring ever-larger subsidies to make new or existing homes affordable to families with incomes below 80% of the area median.

3. Rents have not increased nearly as much as prices, but HUD "Fair Market Rents" in the Consortium area continue to lag far behind actual rent levels in the lower part of the market. It is increasingly difficult to build HOME-assisted rental housing because the fair market rent for two-bedroom apartments (\$485 excluding utilities) is too low to provide adequate cash flow.

4. We regret that Neighborhood Housing services, one of our most productive non-profit housing agencies, had to cease operations in June 2006. It had adopted a primary business model of developing single-family modular homes on scattered sites and faced increasing financial problems as land and construction costs increased. At the same time it had developed a strong program of direct homebuyer assistance loans and efforts are being made to continue this effective program.

### ***Status of Grant Programs***

Table 1 in Section II (Overview) shows that the City has had no difficulty in meeting HUD spending targets. The unexpended balances at the close of the fiscal year represented 100% of the CDBG entitlement grant level and only 65% of the HOME grant.

HUD's positive annual assessment of Asheville's CDBG and GHOME programs and its position in comparative performance assessments of entitlement grantees demonstrate that the City's programs are among the most effective in our state, and in the nation.

### ***Changes in Consolidated Plan Strategies***

1. A significant amendment was made to Asheville's Consolidated Strategic Plan in January 2007, to designate the West Riverside neighborhood as a **Neighborhood Revitalization Strategy Area**. This designation provides some additional flexibility in using CDBG funds and is designed to complement the Weed & Seed designation approved by the Department of Justice for the same area. We are already seeing increased resident participation in programming in that area and a reduction in criminal activity.

## Section VIII - Detail of CDBG Program Activities

Community Development Block Grant program funds come to the City of Asheville as an entitlement community, and must be used within the City for programs which are covered by a lengthy list of “eligible activities” in the CDBG regulations) and primarily benefit low income people. Table 12 summarizes names, budgets, and expenditures for all active projects. The following pages provide more details on each project. Demographic characteristics of CDBG beneficiaries are in Table 14. The location of housing units completed during the reporting year is shown in Section X.

**Table 12 - Summary of CDBG-Assisted Projects**

Page	Project Title	\$ Budgeted	\$ Expended	\$ Balance
<b>A. Housing</b>				
	City-Wide Rehabilitation	31,673	31,629	24
	Brotherton Avenue Development	1,636	0	1,636
	Asheville Hardship Relocation Assistance	11,063	1,173	9,890
	AHC - McCormick Heights Relocation	120,000	24,497	95,503
	Asheville Area Habitat - Housing Services	75,000	75,000	0
	Asheville Area Habitat - Enka Development	0	0	0
	HACA - Pisgah View Security System	100,000	45,354	54,646
	MHO - Emergency Repair Tier I	162,221	96,782	65,439
	MHO - Emergency Repair - Tier II	144,000	71,032	72,968
	MHO - Housing Services	100,000	100,000	0
	MHO - Griffin Apartments	0	0	0
	MHO - Single Family Development	100,000	100,000	0
	NHS - Housing Services	70,613	66,285	4,328
	NHS - Single Family Development	0	0	0
	NHS - Direct Homebuyer Subsidy	244,988	185,000	59,988
	Woodfin Apartments	0	0	0
	<b>Subtotal (Housing)</b>	<b>1,161,194</b>	<b>796,752</b>	<b>364,422</b>
<b>B. Economic Development</b>				
	EMSDC - South Pack Square Redevelopment	27,784	0	27,784
	South Pack Square Development Planning	50,000	0	50,000
	Mountain BizWorks - Micro Business Dev.	138,028	138,028	0
	Mountain BizCapital Loan Fund	168,595	12,324	156,271
	<b>Subtotal (Economic Development)</b>	<b>384,407</b>	<b>150,352</b>	<b>234,055</b>

Page	Project Title	\$ Budgeted	\$ Expended	\$ Balance
<b>C. Public Services &amp; Fair Housing</b>				
	AHC - Homebuyer Education/Counseling	40,000	40,000	0
	AHC - Renter Education/Case Management	50,000	50,000	0
	Consumer Credit Counseling Services	17,000	17,000	0
	Emma Family Resource Center	10,000	10,000	0
	Housing Authority - Hillcrest Enrichment	28,000	28,000	0
	Homeward Bound - Homeless Program	90,000	90,000	0
	ABCRC - Fair Housing	20,000	15,000	5,000
	Pisgah Legal Services - Homeless Prevention	18,000	18,000	0
	<b>Subtotal (Public Services)</b>	<b>273,000</b>	<b>268,000</b>	<b>5,000</b>
<b>D. Neighborhood Improvements, Infrastructure, Public Facilities</b>				
	Buncombe County Crisis Stabilization Center	86,000	62,065	23,935
	HACA - Pisgah View Community Center	160,000	100,000	60,000
	Helpmate Domestic Violence Shelter	120,000	120,000	0
	City Transit - Shelters and Signs	14,149	6,041	8,108
	City Transit - Benches	40,000	14,080	25,920
	Clingman Avenue Infrastructure	30,602	16,551	14,051
	<b>Subtotal (Neighborhood Improvements)</b>	<b>450,751</b>	<b>318,737</b>	<b>132,014</b>
<b>E. Debt Service</b>				
	Section 108 Loan Debt Service	114,358	114,358	0
<b>F. Administration and Planning</b>				
	AHC - 10-Year Plan Coordination	33,985	32,267	1,718
	Pisgah Legal Services Resource Development	40,000	38,869	1,131
	CD Administration	220,089	219,956	133
	<b>Subtotal (Administration &amp; Planning)</b>	<b>294,074</b>	<b>291,092</b>	<b>2,982</b>
<b>G. Unallocated Funds</b>				
	Contingency	316,796	0	316,796
	<b>GRAND TOTALS</b>	<b>2,994,580</b>	<b>1,939,291</b>	<b>1,055,269</b>

*Note: See Financial Summary, Section E, for explanation of the difference between the total budget balance in this table and Funds Available in Table 2.*

## City-Wide Rehabilitation Program - Completed

**CDBG Activity Code:** 14A - Single-Unit Residential

**Agency:** City of Asheville

**Activity Location:** City-wide

**Activity Description:** Rehabilitation of substandard single-family and multi-family housing units having low income (LI) occupants. Funding for this program was terminated in 2005-06 and the program is no longer in operation; balance of funds was re-allocated for other programs.

**Accomplishments:** Completed 2 units of owner-occupied rehabilitation and 19 rental units (Woodfin Apartments). No further units will be produced.

*[photo to be inserted]*

*Significant structural work was needed on this House at 142 S. French Broad*

**Performance Outcomes:**

- Preserved 21 units of affordable housing.
- Eliminated lead-based paint hazards and code violations in 21 units of housing.

**HUD Performance Outcome Statement:** *Affordable housing repair to 21 units for the purpose of providing decent housing.*

<b>Budget Information:</b>	<b>CDBG</b>	<b>Section 108</b>
Funds Budgeted This Period:	\$31,673	
Funds Expended This Period:	\$31,629	
Balance June 30, 2007:	\$24	
Non-Federal Funds Expended This Period:	\$0	
Total Project Funds Expended This Period:	\$31,629	

## Brotherton Avenue Development

### HUD # 407

**CDBG Activity Code:** 03 - Public Facilities and Improvements (General)

**Agency:** City of Asheville

**Activity Location:** Corner of Brotherton & Virginia Avenues in W. Asheville

**Activity Description:** Development of a 6.8 acre tract owned by the City of Asheville for a mixed-income, multi-family homeownership development. Project to provide homeownership opportunities to families in a setting designed to foster a sense of community.

**Accomplishments:** Preliminary infrastructure improvements were completed in 2003. Following withdrawal of Neighborhood Housing Services from this project, discussions are in progress with Asheville Area Habitat for Humanity to purchase and develop the site for S/F housing.

**Performance Outcomes:** Not defined at this time

**Budget Information:**

CDBG Funds Budgeted This Period:	\$1,636
CDBG Funds Expended This Period:	\$0
CDBG Balance June 30, 2007:	\$1,636
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

## Asheville Hardship Relocation Assistance HUD # 710

**CDBG Activity Code:** 08 - Relocation  
**Agency:** City of Asheville  
**Activity Location:** City-wide  
**Activity Description:** Provides relocation counseling and limited financial assistance to low to moderate-income households under the City's Optional Relocation Policy.

**Accomplishments:** Provided assistance to 1 household from McCormick Heights.  
 Note: see next page for details of assistance provided through the Affordable Housing Coalition.

**Performance Outcomes:** Assisted one household with relocation to safe, sanitary, and affordable rental housing.

**HUD Performance Outcome** 1 household accessed services to secure *decent affordable housing*.

### Budget Information:

CDBG Funds Budgeted This Period:	\$11,063
CDBG Funds Expended This Period:	\$1,173
CDBG Balance June 30, 2007:	\$9,980
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$1,173

## AHC – McCormick Heights Relocation Assistance

### HUD # 741

<b>CDBG Activity Code:</b>	08 Relocation
<b>Agency:</b>	Affordable Housing Coalition of Asheville and Buncombe Co.
<b>Activity Location:</b>	City-Wide, Asheville NC
<b>Activity Description:</b>	
<i>[photo to be inserted]</i>	Provides optional relocation assistance (not required by the Uniform relocation Act) to 40 tenants at McCormick Heights, a failing affordable housing project. Assistance to include rental counseling and payment of moving and related expenses.

*In January 2006, when relocation started, the development was already 60% vacant and experiencing serious problems of physical deterioration and crime.*

<b>Accomplishments:</b>	During the reporting period, AHC assisted 33 households with moves from McCormick Heights Assistance to decent affordable alternative housing. Remaining tenants will move early in next reporting period.
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<b>Performance Outcomes:</b>	Assisted 33 households with moves to safe and affordable housing.
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<b>HUD Performance Outcome Statement</b>	Provided 33 households with <i>access to decent affordable housing.</i>
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<b>Budget Information:</b>	<b>This Period</b>
CDBG Funds Budgeted:	\$120,000
CDBG Funds Expended:	\$24,497
CDBG Balance June 30, 2007:	\$95,503
Other Federal Funds Expended:	\$0
Non-Federal Funds Expended:	\$0
Total Project Funds Expended:	\$24,497



## Asheville Area Habitat for Humanity – Housing Services

### HUD # 709

<b>CDBG Activity Code:</b>	14 H - Housing Rehabilitation (Used for 570.201(k) Housing Services Activity)
<b>Agency:</b>	Asheville Area Habitat for Humanity, Inc. (CBDO)
<b>Activity Location:</b>	Services provided at 30 Meadow Rd. for development work at Verona Drive (WoodlandCourt) and Sand Hill Road (Enka Hills).
<b>Activity Description:</b>	Operating cost to administer home ownership activities. Activities include client intake, financial counseling, homebuyer education, home maintenance training, loan servicing, as well as development and general oversight of the construction of HOME-assisted new homes for low income families.
<b>Accomplishments:</b>	<p><u>Woodland Court</u> - Infrastructure complete for a 20-unit single-family subdivision. Completed construction and closed on 4 single-family homes.</p> <p><u>Enka Hills</u> - Infrastructure work completed for a 55-unit single-family subdivision. 8 homes completed and closed and 17 more under construction. (see separate reports for CDBG &amp; HOME development grants).</p>
<b>Performance Outcomes:</b>	<ul style="list-style-type: none"> <li>o Permanent addition of 12 affordable housing units to Asheville's housing stock.</li> <li>o Provision of 12 affordable, 0% interest mortgages for terms of 20-25 years.</li> <li>o Homeownership achievement and asset building for 12 low income households, of which 4 are minority.</li> </ul>
<b>HUD Performance Outcome Statement</b>	12 households have obtained affordable housing through support services provided for the purpose of creating decent affordable housing.

#### Budget Information:

CDBG Funds Budgeted This Period:	\$ 75,000
CDBG Funds Expended This Period:	\$ 75,000
CDBG Balance June 30, 2007:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$181,735
Total Project Funds Expended This Period:	\$256,735

## Asheville Area Habitat for Humanity – Enka Development HUD #571

**CDBG Activity Code:** 01 - Acquisition  
**Agency:** Asheville Area Habitat for Humanity, Inc. (CBDO)  
**Activity Location:** 17.3 acres on Sand Hill Road in Asheville  
**Activity Description:** Acquisition of property on Sand Hill Road in the Enka area for the construction of a new development of approximately 55 single-family homes for low income households. Also funded and reported under HOME.

**Accomplishments:**

Infrastructure work completed. 8 homes constructed and closed, with another 17 currently under construction. Project expected to be 100% complete by December 2008.

**Performance Outcomes:** When complete the development will provide:

- o Permanent addition of 55 affordable housing units to Asheville's housing stock.
- o Homeownership achievement and asset building for 55 low income households.
- o 55 - 0% interest first mortgages held by Habitat.

**HUD Performance Outcome Statement** 55 housing units will be completed, creating affordable units for the purpose of providing decent housing.

**Budget Information:**

CDBG Funds Budgeted This Period:	\$0
CDBG Funds Expended This Period:	\$0
CDBG Balance June 30, 2006:	\$0
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$1,063,105
Total Project Funds Expended This Period:	\$1,063,105

## HACA – Pisgah View Security System

### HUD # 719

<b>CDBG Activity Code:</b>	14C – Public Housing Modernization
<b>Agency:</b>	Housing Authority of the City of Asheville
<b>Activity Location:</b>	Pisgah View Family Development
<b>Activity Description:</b>	Purchase and installation of a surveillance system, including cameras, speakers, and professional monitoring, at Pisgah View Family Development to help reduce crime.
<b>Accomplishments:</b>	During the reporting period, HACA contracted for the system design and equipment specifications, purchased the equipment, and requested bids for installation. Delays by the design contractor delayed the completion of the project.
<b>Performance Outcomes:</b>	When complete, residents of 262 units at Pisgah View will benefit from reduced crime / increased safety. The security system will reduce the destruction of property and help keep 262 units in safe and decent condition.
<b>HUD Performance Outcome Statement</b>	When complete, 262 rental units will be <i>sustained</i> for the purpose of creating a <i>suitable living environment</i> .

<b>Budget Information:</b>	<b>This Period</b>
CDBG Funds Budgeted:	\$100,000
CDBG Funds Expended:	\$45,354
CDBG Balance June 30, 2007:	\$54,646
Other Federal Funds Expended:	\$0
Non-Federal Funds Expended:	\$0
Total Project Funds Expended:	\$45,354

## MHO Emergency Repair HUD #734

**CDBG Activity Code:** 14A - Rehabilitation, Single-Unit Residential  
**Agency:** Mountain Housing Opportunities, Inc. (MHO)  
**Activity Location:** City-Wide  
**Activity Description:** Emergency repairs to address conditions that present imminent threats to health, safety and accessibility, including roof, electrical, plumbing, and furnace repair, installation of handicap ramps, grab bars and other accessibility improvements.

### Accomplishments:

*[photo to be inserted]*

*Urgent electrical repairs were needed at this mobile home to ensure the safety of the owners.*

In the City of Asheville, MHO used CDBG funds to assist 31 low income households with emergency home repairs to remove health, safety and accessibility issues.

An additional 129 emergency repairs were made in Asheville and Buncombe County using funding from other sources. Budget below represents entire Program (160 units).

### Performance Outcomes:

- 31 housing units in Asheville were brought from substandard to standard, were made safe and were preserved for their low income homeowners.
- housing units in Asheville were made safe and preserved for their low income homeowners.
- 2 of these units were made handicap accessible
- 100% of surveyed clients (17) reported still living in their home up to 1.5 years after assistance.

### HUD Performance Outcome Statement:

31 households received affordable housing repair for the purpose of providing decent housing.

### Budget Information:

CDBG Funds Budgeted This Period:	\$162,221
CDBG Funds Expended This Period:	\$96,782
CDBG Balance June 30, 2006:	\$65,439
CDBG Program Income Expended This Period:	\$0
Other Federal Funds Expended This Period:	\$787
State/Local Funds Expended This Period:	\$5,812

Private Funds Expended This Period	\$22,535
Total Project Funds Expended This Period:	\$126,916

## **MHO Emergency Repair Tier II HUD #735**

<b>CDBG Activity Code:</b>	14A - Rehabilitation, Single-Unit Residential
<b>Agency:</b>	Mountain Housing Opportunities, Inc. (MHO)
<b>Activity Location:</b>	City-Wide
<b>Activity Description:</b>	Broad Emergency repairs to address conditions that present imminent threats to health, safety and accessibility, including roof, electrical, plumbing, and furnace repair, installation of handicap ramps, grab bars and other accessibility improvements. Tier II addresses more than one system in a home leaving it stabilized and safe for many years to come.

### **Accomplishments:**

In the City of Asheville, MHO used CDBG funds to assist 5 low income households with Tier II emergency home repairs to remove health, safety and accessibility issues.

<b>Performance Outcomes:</b>	<ul style="list-style-type: none"> <li>○ 5 housing units in Asheville were brought from substandard to standard, were made safe and were preserved for their low income homeowners.</li> <li>○ 1 of these units was brought into compliance with lead safety rules</li> </ul>
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<b>HUD Performance Outcome Statement:</b>	5 households received affordable housing repair for the purpose of providing decent housing.
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### **Budget Information:**

CDBG Funds Budgeted This Period:	\$144,000
CDBG Funds Expended This Period:	\$71,032
CDBG Balance June 30, 2006:	\$72,968
CDBG Program Income Expended This Period:	\$0
Other Federal Funds Expended This Period:	\$0
State/Local Funds Expended This Period:	\$1,593
Private Funds Expended This Period	\$3,635
Total Project Funds Expended This Period:	\$76,260

## MHO – Housing Services

### HUD #711

<b>CDBG Activity Code:</b>	14 H - Housing Rehabilitation (Housing Services Activity)
<b>Agency:</b>	Mountain Housing Opportunities, Inc. (MHO) (CBDO)
<b>Activity Location:</b>	Community-wide; services provided at 64 Clingman Avenue
<b>Activity Description:</b>	Services related to the production, rehabilitation and maintenance of HOME-assisted or HOME-eligible affordable housing units. Activities include client recruitment and counseling, project development and management. Housing units are counted under individually funded CDBG and HOME activities.
<b>Accomplishments:</b>	<p><u>Northpoint Commons II</u> - <b>30 affordable rental units</b> complete, lease-up 33% complete.</p> <p><u>Woodfin Apartments</u> - rehabilitation complete for <b>19 units of affordable rental housing</b>, lease-up complete.</p> <p><u>Griffin</u> - <b>50 units of affordable rental housing</b> downtown completed and occupied (15 reserved as permanent supportive housing units).</p> <p><u>Scattered-Site Homeownership (ongoing)</u> - Constructed <b>5 affordable homes</b>. Also repaired and sold <b>1 existing home</b> on development site to LMI buyer.</p> <p><u>Clingman Ave Townhomes</u> - Construction of 21 units (11 affordable and 10 market rate) to begin during the next reporting period.</p> <p><u>Crowell Park</u> - Construction underway for 63 units of affordable rental housing; construction 5% complete</p> <p><u>Glen Rock</u> - Purchased property. Continuing predevelopment of mixed use project, including 60 units of affordable rental housing.</p> <p><u>Ralph &amp; Choctaw</u> - Property under contract. Working on predevelopment of 100 - 200 homeownership units (mixed-income).</p>
<b>Performance Outcomes:</b>	<ul style="list-style-type: none"> <li>○ 80 units of affordable rental housing created for LMI households.</li> <li>○ 5 affordable homeownership units created for LMI households.</li> <li>○ 20 units of affordable housing preserved (19 rental, 1 homebuyer).</li> </ul>
<b>HUD Performance Outcome Statement</b>	Creation of 105 units of <i>affordable</i> and <i>decent housing</i> for LMI households.
<b>Budget Information:</b>	
CDBG Funds Budgeted This Period:	\$100,000
CDBG Funds Expended This Period:	\$100,000
CDBG Balance June 30, 2007:	\$0
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$124,379
Total Project Funds Expended This Period:	\$224,379

## MHO – The Griffin Apartments - Completed HUD #555

**CDBG Activity Code:** 01 - Acquisition  
**Agency:** Mountain Housing Opportunities, Inc. (MHO) (CBDO)  
**Activity Location:** Grove Street in downtown Asheville  
**Activity Description:** Acquisition and site development for new construction of 50-unit rental complex in downtown Asheville. Fifteen efficiency units will be reserved for the homeless, and 15 1-bedroom and 20 2-bedroom units will serve other low-income persons.

### Accomplishments:

*[photo to be inserted]*

*Moving-in day at the Griffin Apartments*

Construction is complete and building is occupied. Total project cost came in at \$5,554,688. See separate report in the HOME section for budget details.

**Performance Outcomes:**

- Addition of 50 affordable units to Asheville's Central Business District's rental housing stock. All units are for persons below 60% AMI and will remain affordable for a minimum of 30 years.
- Creation of 15 permanent, supportive housing units targeted for homeless persons.

**HUD Performance Outcome Statement:** 50 new units of decent affordable housing were created and rented to 50 households at affordable rents.

## MHO Single Family Development HUD # 689 and # 714

<b>CDBG Activity Code:</b>	12 - Construction of Housing
<b>Agency:</b>	Mountain Housing Opportunities, Inc. (MHO) (CBDO)
<b>Activity Location:</b>	City-Wide
<b>Activity Description:</b>	Construction of single-family homes for low to moderate-income households.
<b>Accomplishments:</b>	During the reporting period, 9 new units of housing were created and 1 existing home on the development site was rehabilitated. Of these 10 units, 4 were sold to low income families, 4 were sold as market rate units. The 2 remaining units will be sold and occupied during the next reporting period.
<b>Performance Outcomes:</b>	<ul style="list-style-type: none"> <li>o Addition of 6 single-family affordable units to Asheville's housing stock.</li> <li>o Homeownership achievement and asset building for 6 low income households.</li> </ul>
<b>HUD Performance Outcome Statement:</b>	Six units of <i>decent housing</i> were created and sold to low income homebuyers at <i>affordable</i> rates.

### Budget Information:

CDBG Funds Budgeted This Period:	\$100,000
CDBG Funds Expended This Period:	\$100,000
CDBG Balance June 30, 2007:	\$0
CDBG Program Income Expended This Period:	\$5,576
Other Federal Funds Expended This Period:	\$25,316
State/Local Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$1,193,727
Total Project Funds Expended This Period:	\$1,324,619
<i>Non-federal expenditures are for market rate as well as affordable units.</i>	



## NHS Housing Services - Completed

### HUD # 712

<b>CDBG Activity Code:</b>	14 H - Housing Rehabilitation (Used for 570.201(k) Housing Services Activity)
<b>Agency:</b>	Neighborhood Housing Services of Asheville, NC, Inc. (NHS) (CBDO)
<b>Activity Location:</b>	Services provided at 135 Cherry Street, Asheville; development activities City-Wide.
<b>Activity Description:</b>	Housing services activities supporting affordable housing development & direct homebuyer assistance programs. Activities include project development & oversight, client intake, referrals, loan processing & client counseling.
<b>Accomplishments:</b>	<p><u>HOME Scattered Site New Construction</u> - Completed construction of 2 new units and sold them along with 3 carry-overs from the previous year to LMI buyers.</p> <p><u>CDBG Scattered Site New Construction</u> - Completed and sold 2 new affordable units.</p> <p><u>DPA Program</u> - Closed 27 direct homebuyer assistance loans for LMI families: 9 CDBG loans, 6 NeighborWorks America DPA loans, 9 Buncombe County AHSP loans, and 3 ADDI loans.</p> <p>At the end of the reporting period, NHS ceased operations for financial reasons. The balance of funds will be re-allocated to other programs.</p>
<b>Performance Outcomes:</b>	<ul style="list-style-type: none"> <li>o Permanent addition of 4 new affordable single-family homeownership units to Asheville's housing stock.</li> <li>o Homeownership achievement &amp; asset building for 34 low income households (5 HOME, 2 CDBG, 3 ADDI, 24 Other).</li> </ul>
<b>HUD Performance Outcome Statement:</b>	34 households received access to services for the purpose of providing decent affordable housing.
<b>Budget Information:</b>	
CDBG Funds Budgeted This Period:	\$70,613
CDBG Funds Expended This Period:	\$66,285
CDBG Balance June 30, 2007:	\$4,328
CDBG Program Income Expended This Period:	\$29,593
Other Federal Funds Expended This Period:	\$54,268
Non-Federal Funds Expended This Period:	\$194,989
Total Project Funds Expended This Period:	\$345,135

## NHS Single Family Development - Completed

### HUD # 609

**CDBG Activity Code:** 12 - Construction of Housing  
**Agency:** Neighborhood Housing Services of Asheville, Inc. (NHS) (CBDO)  
**Activity Location:** City-Wide  
**Activity Description:** Development subsidy for construction of 4 new single-family homes for low to moderate-income households.  
**Accomplishments:** The final two single-family homes were completed, on Iris Street, and sold to low income homebuyers. Two units were completed in previous years for a total of 4 completions.

#### Performance Outcomes:

- Addition of 2 single-family affordable unit to Asheville's housing stock.
- Homeownership and asset building for 2 low income household.

**HUD Performance Outcome Statement:** Two units of decent affordable housing were created and sold to low income homebuyers.

#### Budget Information:

CDBG Funds Budgeted This Period:	\$0
CDBG Funds Expended This Period:	\$0
CDBG Balance June 30, 2007:	\$0
CDBG Program Income Expended This Period:	\$0
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$12,573
Total Project Funds Expended This Period:	\$12,573

## NHS Direct Homebuyer Assistance HUD # 743

**CDBG Activity Code:** 13 Direct Homeownership Assistance  
**Agency:** Neighborhood Housing Services, Inc. (NHS) (CBDO)  
**Activity Location:** Community Wide  
**Activity Description:** Direct homebuyer assistance for low to moderate-income families buying homes within Asheville.

**Accomplishments:** Provided intake and counseling to potential homebuyers. Evaluated applications and prepared closing packages for 8 homebuyer assistance loans. All 8 were first time homebuyers.

**Performance Outcomes:** Provided homeownership opportunities for 8 households.

**HUD Performance Outcome Statement:** Provided access to *decent affordable housing* for 8 households.

### Budget Information:

CDBG Funds Budgeted:	\$244,988
CDBG Funds Expended:	\$185,000
CDBG Balance June 30, 2007:	\$59,988
CDBG Program Income Expended:	0
CBDO Proceeds Expended:	0
Other Federal Funds Expended:	\$50,000
Non-Federal Funds Expended:	\$863,500
Total Project Funds Expended:	\$1,098,500

## Woodfin Apartments - Completed

### HUD #556

**CDBG Activity Code:** 14B Rehab; Multi-Unit Residential  
**Agency:** Housing Authority of the City of Asheville  
**Activity Location:** 15 Woodfin Avenue in Downtown Asheville  
**Activity Description:** Acquisition, relocation & substantial rehabilitation of the 19-unit Woodfin Apartment Building. 18 units will be designated as permanent supportive housing for homeless persons and 1 unit will be reserved for a resident manager (also low-income).  
**Accomplishments:** Rehabilitation work is complete and the building is occupied. Total project cost was \$1,874,250. See also report in HOME section.

**Performance Outcomes:**

- o Preservation of 19 units of affordable rental housing in downtown Asheville - close to jobs, transportation, and services.
- o Creation of 18 units of permanent supportive housing for homeless persons at 30% of the AMI or below. Units will remain affordable for a minimum of 20 years.

*[photo to be inserted]*

*Every unit at the Woodfin has a complete kitchen and bathroom.*

**HUD Performance Outcome Statement:** 19 units of *decent housing* will be preserved and will be rented affordably.

Budget Information:	This period	Total to Date
CDBG Funds Budgeted:	\$0	
CDBG Funds Expended:	\$0	
CDBG Balance:	\$0	\$0
CDBG Program Income Expended:	\$0	
Other Federal Funds Expended:	\$67,164	
State/Local Funds Expended:	\$440,000	
Total Project Funds Expended:	\$507,164	

## EMSDC South Pack Square Redevelopment

### HUD # 365

<b>CDBG Activity Code:</b>	17C - Commercial / Industrial Building Acquisition, Construction, Rehabilitation
<b>Agency:</b>	Eagle/Market Street Development Corporation (EMSDC) (CBDO)
<b>Activity Location:</b>	Eagle/Market Street area of South Pack Square, Census Tract 1- 87.8% LI. Target redevelopment properties are: 17-23 Eagle St., 3 Wilson Alley, 38, 40 (vacant lot) 46 & 70 S. Market Street.
<b>Activity Description:</b>	Commercial redevelopment in the historically African American business center of downtown Asheville. Activities include redevelopment planning, acquisition, construction and rehabilitation of EMSDC parcels listed above.
<b>Accomplishments:</b>	EMSDC continued its activities in the South Market/Eagle Street district. Plans for renovating its buildings on Eagle and S. Market Streets were put on hold, pending issue of a joint request for developer qualifications in partnership with the City. CDBG funds are being held for completing relocation activities.
<b>Performance Outcomes:</b>	None this year
<b>HUD Performance Outcome Statement</b>	When redevelopment takes place, the outcome will be assistance to businesses in a targeted area for the purpose of developing and sustaining economic opportunities in the area.

#### Budget Information:

CDBG Funds Budgeted This Period:	\$27,784
CDBG Funds Expended This Period:	\$ 0
CDBG Balance June 30, 2006:	\$27,784
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

## South Pack Square Development Planning

**CDBG Activity Code:** 20 - Planning  
**Agency:** Undetermined  
**Activity Location:** South Pack Square, CT 1 - 87.8% LI  
**Activity Description:** Funds allocated for planning future revitalization activities in South Pack Square Redevelopment Area. Specific activities and operating agency to be determined.  
**Accomplishments:** No action taken due to delays encountered by the EMSDC South Pack Square Redevelopment Project. See HUD Activity # 365 for details.  
**Performance Outcomes:** Undetermined  
**HUD Performance Outcome Statement** Undetermined

### Budget Information:

CDBG Funds Budgeted This Period:	\$50,000
CDBG Funds Expended This Period:	\$0
CDBG Balance June 30, 2006:	\$50,000
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

## Mountain BizWorks – Micro-Business Development Program

### HUD # 723

<b>CDBG Activity Code:</b>	18C - Micro-Enterprise Assistance
<b>Agency:</b>	Mountain BizWorks
<b>Activity Location:</b>	29 ½ Page Avenue, Asheville, NC
<b>Activity Description:</b>	The provision of training and technical assistance to low-to-moderate income entrepreneurs to enable them to successfully start, expand, or sustain their small businesses. CDBG also provides funding for the packaging and underwriting of loans made to low-to-moderate income clients.
<b>Accomplishments:</b>	100 low-to-moderate income Asheville residents participated in Foundations classes. 24 clients completed "Growth and Opportunity" (GO) contracts receiving assistance with their cash flow, marketing, and bookkeeping. 24 clients participated in Advanced Training classes. 8 loan applications were processed.
<b>Performance Outcomes:</b>	<ul style="list-style-type: none"> <li>○ 80 of the Foundations clients received certifications in the program with the completion of business plans.</li> <li>○ 24 GO clients completed their contracts.</li> <li>○ 46 businesses were established, enhanced, or expanded by Foundations graduates and GO clients.</li> <li>○ 8 new jobs, excluding owners, were created as a result of Foundations and/or GO participation.</li> </ul>
<b>HUD Performance Outcome Statement</b>	177 clients had improved access to training and technical support services provided for the purpose of creating economic opportunities.
<b>Budget Information:</b>	
CDBG Funds Budgeted This Period:	\$138,028
CDBG Funds Expended This Period:	\$138,028
CDBG Balance June 30, 2006:	\$0
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$277,352
Total Project Funds Expended This Period:	\$415,380

## Mountain Biz Capital – Small Business Loan Pool

**HUD # 724, 759**

<b>CDBG Activity Code:</b>	18C - Micro-Enterprise Assistance
<b>Agency:</b>	Mountain Biz Capital
<b>Activity Location:</b>	29 ½ Page Avenue, Asheville, NC
<b>Activity Description:</b>	Capital is provided to low-and-moderate income entrepreneurs in the City of Asheville who have difficulty obtaining loans from traditional lending sources, enabling them to expand or open their small businesses.
<b>Accomplishments:</b>	Three loans were made with CDBG funds to two small businesses, which include a glass art gallery and a hair salon. Four more loans in process at year end, but not yet closed.
<b>Performance Outcomes:</b>	One new business received start up money and was able to open and begin operation and one business was able to expand. 1.5 FTE jobs were created and 2 retained, including business owners.
<b>HUD Performance Outcome Statement</b>	Two businesses had improved access to business capital, provided for the purpose of creating economic opportunities.

### Budget Information:

CDBG Funds Budgeted This Period:	\$168,595
CDBG Funds Expended This Period:	\$12,324
CDBG Balance June 30, 2007:	\$156,271
CDBG Program Income Expended This Period:	\$25,676
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$38,000



## AHC Homebuyer Education/Counseling HUD # 732

**CDBG Activity Code:** 05 - Public Services  
**Agency:** Affordable Housing Coalition of Asheville & Buncombe County (AHC)  
**Activity Location:** City-Wide, Asheville, NC  
**Activity Description:** Homeownership classes, one-on-one counseling, and affordable housing tours to prepare clients for homeownership.

**Accomplishments:**

- Held 10 Home Buyer Education for 143 households (181 individuals). Two of the classes were held during the weekend to accommodate work schedules. 72% were low to moderate income
- Hosted monthly tour of affordable homes to highlight existing home ownership opportunities.

**Performance Outcomes:**

- Point in time study (July 2007) revealed 25% of class graduates (35 out of 160 surveyed) became homeowners within 2 years of graduation.
- 70% of participants who purchased were <80% AMI; 23% , 18% of participants were from minority or Hispanic households; 41% of participants were from female-headed households.

**HUD Performance Outcome Statement** 181 individuals attended homeownership education classes, offered to provide access to decent affordable housing.

### Budget Information:

CDBG Funds Budgeted This Period:	\$40,000
CDBG Funds Expended This Period:	\$40,000
CDBG Balance June 30, 2006:	\$0
Other Federal Funds Expended This Period:	\$13,702
State and Local Funds Expended This Period:	\$6,403
Private Funds Expended This Period	\$35,650
Total Project Funds Expended This Period:	\$90,646

## AHC Renter Education/Case Management – HomeBase Program

### HUD # 731

<b>CDBG Activity Code:</b>	05 - Public Services
<b>Agency:</b>	Affordable Housing Coalition of Asheville & Buncombe County (AHC)
<b>Activity Location:</b>	City-Wide, Asheville, NC
<b>Activity Description:</b>	Educational workshops, information, counseling, and support to assist low-income families in finding or maintaining safe, affordable housing. Used HOME funds for direct TBRA - see HOME section.
<b>Accomplishments:</b>	<ul style="list-style-type: none"> <li>○ Provided housing counseling to 136 low income households; of the 118 cases closed 58% of households achieved housing goal.</li> <li>○ Held 36 Rental Workshops for 323 clients.</li> <li>○ Responded to 1,194 calls for information or referral services on housing issues/concerns.</li> <li>○ Updated, printed and distributed 6,000 Rental Guides</li> </ul>
<b>Performance Outcomes</b>	<ul style="list-style-type: none"> <li>○ 68 households met their goals for improving their housing conditions</li> </ul>
<b>HUD Performance Outcome Statement</b>	421 individuals received rental education and counseling, which provided access to decent affordable housing.

#### Budget Information:

CDBG Funds Budgeted This Period:	\$50,000
CDBG Funds Expended This Period:	\$50,000
CDBG Balance June 30, 2006:	\$0
Other Federal Funds Expended This Period:	\$27,327
Private Funds Expended This Period:	\$64,400
Total Project Funds Expended This Period:	\$141,727

## Consumer Credit Counseling

### HUD # 733

<b>CDBG Activity Code:</b>	05 - Public Services
<b>Agency:</b>	Consumer Credit Counseling of Western North Carolina, Inc. (CCCS)
<b>Activity Location:</b>	City-Wide, Asheville, NC
<b>Activity Description:</b>	Budget and money management counseling sessions to help consumers regain control of their finances, avoid foreclosure/eviction and bankruptcy. Financial education to help consumers manage money and credit wisely.
<b>Accomplishments:</b>	<ul style="list-style-type: none"> <li>○ Provided housing/financial counseling for 1454 individuals in the City of Asheville (additional 1113 in Buncombe County)</li> <li>○ Provided financial literacy education (<i>Manage Your Money</i> workshop series) for 78 individuals in the City of Asheville (additional 31 in Buncombe County)</li> </ul>
<b>Performance Outcomes</b>	<ul style="list-style-type: none"> <li>○ 79 Asheville/Buncombe clients repaid \$1,170,000 in unsecured debt to become debt-free in 2006-07.</li> <li>○ Of clients who responded to post-counseling survey, 89.3% are paying their rent or mortgage on time.</li> <li>○ 89% of Manage Your Money workshop participants reported being confident in their money management skills as compared to an average of 23% expressing confidence in a pre-class survey. 65% of the participants reported having begun saving money for periodic expenses.</li> </ul>
<b>HUD Performance Outcome Statement:</b>	1,532 individuals had access to support services for the purpose of providing a suitable living environment.

#### Budget Information:

CDBG Funds Budgeted This Period:	\$17,000
CDBG Funds Expended This Period:	\$17,000
CDBG Balance June 30, 2006:	\$0
Other Federal Funds Expended This Period:	\$31,748
State/Local Funds Expended This period	\$32,500
Private Funds Expended This Period:	\$664,506
Total Project Funds Expended This Period:	\$745,754

## **Emma Family Resource Center – Focus Family Outreach**

### **HUD # 720**

<b>CDBG Activity Code:</b>	05 Public Services
<b>Agency:</b>	Children First of Buncombe Bounty
<b>Activity Location:</b>	Emma Family Resource Center, 37 Brickyard Road in the Emma Elementary school district
<b>Activity Description:</b>	The Focus Family program assists families with multiple needs with homelessness prevention, securing needed home repairs, securing eligible income support, and crisis intervention for such issues as domestic violence, family conflict, grief counseling, and family reunification.
<b>Accomplishments:</b>	65 families were assisted with case management and 55 of these families were stabilized and their cases were “closed”.
<b>Performance Outcomes</b>	<ul style="list-style-type: none"> <li>○ 36 families secured safe, decent, affordable housing</li> <li>○ 1 family was assisted with needed home repairs</li> <li>○ 9 families secured entitlement benefits</li> <li>○ 9 families were stabilized after intervention to address family or personal crises.</li> </ul>
<b>HUD Performance Outcome Statement:</b>	65 households had access to support services provided for the purpose of creating a suitable living environment.

### **Budget Information:**

CDBG Funds Budgeted This Period:	\$10,000
CDBG Funds Expended This Period:	\$10,000
CDBG Balance June 30, 2006:	\$0
State and Local Funds Expended This Period:	\$90,000
Private Funds Expended This Period:	\$66,874
Total Project Funds Expended This Period:	\$166,874

## **HACA - Hillcrest Enrichment Program**

### **HUD #721**

<b>CDBG Activity Code:</b>	05D - Youth Services
<b>Agency:</b>	Housing Authority of the City of Asheville
<b>Activity Location:</b>	Carl E. Johnson Community Center at 100 Atkinson Street in the Hillcrest Public Housing Neighborhood. Census Tract 14, Block Group 1, Asheville - 50.5% LI
<b>Activity Description:</b>	After-school youth program for children living in public housing and the surrounding neighborhood, providing on-site tutoring, cultural activities, parent education, and life and social skills training.
<b>Accomplishments:</b>	Served 61 youth during the program year. 43 youth continued in the program through the end of the school year and were promoted to the next grade level. 31 children participated in the Summer Enrichment Program. 13 parents participated in at least one of the life skills training sessions.
<b>Performance Outcomes:</b>	63% of the participants maintained a "C" or "Satisfactory" average during the school year and 30% improved their academic performance by at least one letter grade.
<b>HUD Performance Outcome Statement</b>	61 children were given access to tutoring and cultural enrichment for the purpose of enhancing a suitable living environment.
<b>Budget Information:</b>	
CDBG Funds Budgeted This Period:	\$28,000
CDBG Funds Expended This Period:	\$28,000
CDBG Balance June 30, 2006:	\$0
Other Federal Funds Expended This Period:	\$110,857
Non-Federal Funds Expended This Period:	\$4,200
Total Project Funds Expended This Period:	\$143,057

## Homeward Bound Homeless Programs

### HUD # 713

<b>CDBG Activity Code:</b>	03T - Operating Cost of Homeless/Aids Patients Programs
<b>Agency:</b>	Homeward Bound of Asheville, Inc. (formerly Hospitality House of Asheville)
<b>Activity Location:</b>	City-Wide, Asheville, NC
<b>Activity Description:</b>	Provide a continuum of services to address the needs of the street homeless, clients in emergency shelters, persons transitioning between shelters and independent living, and those in tenuous housing situations.
<b>Accomplishments:</b>	<ul style="list-style-type: none"> <li>○ Served 2938 unduplicated individuals during the CDBG program year at the A HOPE Center. including 10 individuals in the Safe Haven Shelter and 127 through Room in the Inn. 178 individuals were reached through the Mobile Outreach program.</li> <li>○ Implemented the use of the Homeless Management Information System (HMIS) for the A HOPE Center, Room in the Inn and Safe Haven.</li> <li>○ Continued collaboration with MHO to develop the supportive service component for the Housing First model development in Asheville. Homeless individuals began moving into the Woodfin Apts. in Sept, 2006 and into the Griffin Apts. in Nov, 2006.</li> </ul>
<b>Program Outcomes:</b>	<ul style="list-style-type: none"> <li>○ 111 A-Hope clients were assisted in obtaining permanent housing, of whom 36 individuals were placed in the permanent supportive housing program</li> <li>○ 1 client moved from Safe Haven into safe permanent housing.</li> <li>○ 63% Mobile Outreach client and 25% of Safe Haven clients were assisted in obtaining at least one form of entitlement benefits.</li> </ul>
<b>HUD Performance Outcome Statement</b>	Homeward Bound provided access to homeless services for 2,938 individuals for the purpose of providing a suitable living environment.

#### Budget Information:

CDBG Funds Budgeted This Period:	\$90,000
CDBG Funds Expended This Period:	\$90,000
CDBG Balance June 30, 2006:	\$0
Other Federal Funds Expended This Period:	\$176,137
Non-Federal Funds Expended This Period:	\$450,648
Total Project Funds Expended This Period:	\$716,785

## ABCRC - Fair Housing Education and Enforcement HUD # 717

**CDBG Activity Code:** 21D - Fair Housing Activities (subject to 20% admin. cap)

**Agency:** Asheville-Buncombe Community Relations Council (ABCRC)

**Activity Location:** City-Wide

**Activity Description:** Education, investigation, and enforcement of Fair Housing Law in Asheville and Buncombe County

**Accomplishments:** Investigated and closed 9 fair housing complaints filed with HUD and 78 other cases under local and state fair housing law.  
Held fair housing workshops throughout the City serving over 800 other individuals.

**Performance Outcomes:** One HUD investigation cases and 11 other cases resulted in a positive remedy (e.g. complainant maintaining or improving their housing through preventing eviction, denial of housing reversed, handicap access improved, or complainant receiving compensation).

### Budget Information:

CDBG Funds Budgeted This Period:	\$20,000
CDBG Funds Expended This Period:	\$15,000
CDBG Balance June 30, 2006:	\$5,000
Other Federal Funds Expended This Period:	\$96,640
Non-Federal Funds Expended This Period:	\$40,000
Total Project Funds Expended This Period:	\$151,640

## **Pisgah Legal Services - Homelessness Prevention HUD #725**

<b>CDBG Activity Code:</b>	05C Legal Services
<b>Agency:</b>	Pisgah Legal Services
<b>Activity Location:</b>	City-Wide, Asheville, NC
<b>Activity Description:</b>	The provision of legal and technical assistance to very low-income persons, to obtain or preserve public housing, and legal assistance in securing or preserving Supplemental Security (SSI) and Medicaid benefits for low-income persons with disabilities.
<b>Accomplishments:</b>	<p>145 persons within the City of Asheville were provided with legal advice, counseling, or representation concerning their housing situation.</p> <p>57 homeless individuals were counseled or assisted concerning their Supplemental Security or Medicaid benefits.</p>
<b>Performance Outcomes:</b>	<p>8 households were admitted to public housing or Section 8</p> <p>70 households were able to avoid eviction</p> <p>9 homeless persons began receiving Medicaid or Supplemental Security income</p>
<b>HUD Performance Outcome Statement</b>	213 household had access to legal services for the purpose of providing a suitable living environment

### **Development Costs 2006-2007:**

CDBG Funds Budgeted 2006-2007:	\$18,000
CDBG Funds Expended This Period:	\$18,000
CDBG Balance June 30, 2007:	\$0
Other Federal Funds Expended:	\$38,869
Non-Federal Funds Expended:	\$232,215
Total Project Funds Expended 06-07:	\$289,084



## Buncombe County – Adult Crisis Stabilization Facility

### HUD # 746

**CDBG Activity Code:** 03P - Health Facilities

**Agency:** Buncombe County

**Activity Location:** 277 Biltmore Avenue

**Activity Description:** Building renovation and addition to existing Neil Dobbins Detoxification Center for conversion into a secure facility to provide short term stabilization to adults experiencing mental health crisis. This project is expected to reduce admissions to local hospital emergency rooms and state regional mental health facilities.

**Accomplishments:** At year end, building almost complete, still lacking interior painting, installation of bathroom hardware, sidewalks, paving, ceiling tile, and floor covering. Anticipate occupancy of the building in -----.

**Performance Outcomes:** When completed, the new facility will provide 16 beds for adults in mental health crisis and approximately 1168 individuals will be served annually.

**HUD Performance Outcome Statement** When completed, an estimated 1168 individuals experiencing mental health crisis will have improved *access* to emergency services and shelter for the purpose of creating *a suitable living environment*.

Budget Information:	This Period
CDBG Funds Budgeted:	\$86,000
CDBG Funds Expended:	\$62,065
CDBG Balance June 30, 2007:	\$23,935
Other Federal Funds Expended:	\$0
Non-Federal Funds Expended:	\$585,720
Total Project Funds Expended:	\$647,785

## **HACA - Pisgah View Community Center HUD # 739**

**CDBG Activity Code:** 03 E Neighborhood Facilities

**Agency:** Housing Authority of the City Of Asheville

**Activity Location:** Pisgah View Housing Development, 1 Granada St. Building number 16 units A-D

**Activity Description:** Renovation in two phases of former residential space into educational and community outreach space for a variety of agencies and programs

**Accomplishments:** Phase 1: Design and contracting complete; construction of Phase one complete (CDBG budget for Phase One was \$100,000)  
Phase 2: Evaluation complete and design modifications underway; RFP for construction August 2007. (CDBG budget for Phase 2 is \$60,000)

**Performance Outcomes:** Construction of Phase 1 is complete, but service providers have not occupied building, service numbers cannot be reported at this time

### **Development Costs 2006-2007:**

CDBG Funds Budgeted 2006-2007:	\$160,000
CDBG Funds Expended This Period:	\$100,000
CDBG Balance June 30, 2007:	\$60,000
Other Federal Funds Expended:	\$158,082
Non-Federal Funds Expended:	
Total Project Funds Expended 06-07:	\$258,082

## Helpmate – Domestic Violence Shelter

### HUD # 722

<b>CDBG Activity Code:</b>	01 – Acquisition
<b>Agency:</b>	Helpmate
<b>Activity Location:</b>	116 Veronica Lane, Asheville
<b>Activity Description:</b>	Purchase and renovation of a former convent to provide emergency shelter and support services for victims of domestic violence and their children; the facility will also serve as Helpmate's office for community outreach, educational services, and administrative staff.
<b>Accomplishments:</b>	During the reporting period, Helpmate acquired the property and completed renovations to the building. Construction of the access road and parking lot has been delayed. Anticipate occupancy of the building in August 2007.
<b>Performance Outcomes:</b>	When completed, the new facility will provide shelter for an estimated 200 women and children and serve up to 1000 clients with support services.
<b>HUD Performance Outcome Statement</b>	When completed, an estimated 200 women and children seeking safety from abusive homes will have improved <i>access</i> to emergency shelter for the purpose of creating <i>decent affordable housing</i> .
<b>Budget Information:</b>	<b>This Period</b>
CDBG Funds Budgeted:	\$120,000
CDBG Funds Expended:	\$120,000
CDBG Balance June 30, 2007:	\$0
Other Federal Funds Expended:	\$0
Non-Federal Funds Expended:	\$949,948
Total Project Funds Expended:	\$1,069,948

## Transit Infrastructure Improvements- Shelters and Signs

### HUD #665 - Completed

<b>CDBG Activity Code:</b>	03 Public Facilities and Improvements (General)
<b>Agency:</b>	City of Asheville Transit Services
<b>Activity Location:</b>	Census Tract 1, BG 1 - 87.8% LMI Census Tract 9, BG 3 & 4 - 76.2% & 92.7% LMI (respectively) Census Tract 10, BG 1 & 2 - 55.5% & 70.1% LMI Census Tract 11, BG 1 & 2 - 54.7% & 70.1% LMI Census Tract 12, BG 2 - 60.2% LMI
<b>Activity Description:</b>	Installation of 2 bus shelters and approximately 110 route and timetable signs along the City's bus routes (Routes 1 and 18) in low-income areas.
<b>Accomplishments:</b>	<ul style="list-style-type: none"> <li>Two (2) shelters completed one on corner of Livingston and Depot Streets and the other at Erskine Street Apartments. Shelter</li> <li>91 route schedule holders and 7 rotating route schedule holders installed</li> </ul>
<b>Insert photo</b>	
<b>Performance Outcomes:</b>	Improved comfort and utility of transit infrastructure for 3200 households in two low-income neighborhoods (measured by population within approximately ½ mile radius of each bus shelter)  Increased accessibility of the Asheville Transit System resulting in 8.5% increase in annual ridership.
<b>HUD Performance Outcome Statement</b>	3200 households have increased access to transit services for the purpose of creating a suitable living environment.

<b>Budget Information:</b>	<b>This period</b>	<b>Total to Date</b>
CDBG Funds Budgeted 2006-2007:	\$14,149	\$30,000
CDBG Funds Expended This Period:	\$6,041	\$21,892
Reallocated to Benches project (next page):	\$8,108	\$8,108
CDBG balance	\$0	\$0
Other Federal Funds Expended:		
Non-Federal Funds Expended:		\$2,309
Total Project Funds Expended 06-07:	\$6,041	\$24,201

## **Transit Infrastructure Improvements- Benches, Trash Cans and Landscaping**

### **HUD # 745**

**CDBG Activity Code:** 03 Public Facilities and Improvements (General)  
**Agency:** City of Asheville Transit Services  
**Activity Location:** City Wide  
**Activity Description:** Installation of bus stop benches, trash receptacles, and landscaping.

**Accomplishments:**

- Installation of 45 bus stop benches
- Purchased 40 trash receptacles to be placed by the new benches

Installation of trash receptacles and landscaping around benches will be completed in next reporting period.

**Insert photo**

**Performance Outcomes:** 8,000 individuals will benefit from the city-wide installation of 45 bus stop benches, trash receptacles and landscaping. This number is based on households in Asheville without a vehicle who benefit from transit multiplied by the average household size- 2.10, equaling 8,018). A recent transit survey indicated that over 96% of riders are low-income.

#### **Development Costs 2006-2007:**

CDBG Funds Budgeted 2006-2007:	\$40,000
Reallocated from Bus Shelter project:	\$8,108
CDBG Funds Expended This Period:	\$14,080
CDBG Balance June 30, 2007:	\$34,028
Other Federal Funds Expended:	
Non-Federal Funds Expended:	
Total Project Funds Expended 06-07:	\$14,080

## **Clingman Avenue Infrastructure HUD # 582**

**CDBG Activity Code:** 03 - Public Facilities and Improvements (General)  
**Agency:** Mountain Housing Opportunities, Inc. (MHO) (CBDO)  
**Activity Location:** Clingman Avenue - Census Tract 9, Block Group 4, L/M  
 Benefit: 92.7%.  
**Activity Description:** Improvements to sewer, streets, and storm drainage on Clingman Avenue and the adjoining greenway route in the West End/Clingman Avenue neighborhood

**Accomplishments:** Held community Public Meeting for comments on plan.  
 Worked with adjacent property owners on encroachments.  
 Secured remaining funds for project budget.

**Performance Outcomes:** Once complete, Clingman Avenue Infrastructure will provide:  
 47 households and 2 vacant buildings along Clingman Avenue with direct access to improved neighborhood infrastructure.  
 620 neighborhood residents with improved infrastructure and increased safety in their neighborhood corridor.

### **Project Development Costs 2006-2007:**

CDBG Funds Budgeted:	\$30,602
CDBG Funds Expended This Period Only:	\$16,551
CDBG Balance June 30, 2007:	\$14,051
CBDO Proceeds Expended:	\$0
Other Federal Funds Expended:	\$0
State/Local Funds Expended:	\$26,525
Total Project Funds Expended:	\$43,076

## Section 108 Debt Service

### HUD # 705

**CDBG Activity Code:** 19F - Repayments of Section 108 Loan Principal  
**Agency:** City of Asheville  
**Activity Location:** City-Wide, Asheville, NC  
**Activity Description:** Semi-annual principal and interest payments on a (1) \$1,500,000 Section 108 Loan from HUD for affordable rental housing rehabilitation and (2) \$800,000 for redevelopment in the South Pack Square area. HUD approved the first Section 108 Loan in 1998 and it will be paid off by August 2008. The second loan was approved in 2003 and will be paid off in 2022.

**Accomplishments:**

- All Section 108 funds from loan (1) committed.
- Payments of principal and interest made on time - July 2006 and January 2007. Paid \$150k in principal and \$11,528 interest on loan (1) and \$20K in principal and \$38,480 in interest on loan (2).
- Balances owed are (1) \$300,000 and (2) \$760,000.
- \$122,978 was received in principal and interest payments in the rehab loan program. These funds were used towards the Section 108 loan repayment. Balance available for repayment in 07-08 is \$72,581.
- See "City-Wide Rehabilitation" for rehabilitation program detail.

#### Budget Information:

CDBG Funds Budgeted This Period:	\$114,358
CDBG Funds Expended This Period:	\$114,358
CDBG Balance June 30, 2006:	\$0

## AHC – 10-Year Homeless Plan Coordination HUD #718

**CDBG Activity Code:** 20 - Planning  
**Agency:** Affordable Housing Coalition (AHC)  
**Activity Location:** City-Wide, Asheville, NC  
**Activity Description:** The coordinator for the Ten Year Plan to End Homelessness works with service providers to carry out the day to day operations of the project to ensure progress toward the goal of ending homelessness in our community. She is accountable to the community, homeless service providers, and local government.

**Accomplishments:**

- Regular presentations to community groups to strengthen the community's awareness of homelessness issues
- Organized the first Project Connect event in North Carolina, bringing together services and providers for the homeless in a one-day event.
- Organized local SOAR training for front-line workers to assist with access to federal disability benefits
- Arranged local training for agencies who use the HMIS system and worked to extend the system' use in Asheville
- Provided support to advisory groups working on various aspects of the 10-Year Plan
- Represented Asheville at state and national conferences
- Collaborated with research team at UNC Chapel Hill to conduct a thorough cost-benefit analysis of individuals in Housing First program (under way).
- Assisted in preparing grant applications.

**Performance Outcomes:** The homeless coordinator has promoted greater understanding and dialogue of the homeless issue in our community, has been instrumental in developing policies and new programs and practices to assist the homeless, and her efforts were influential in bringing over \$600,000 in state funds to assist the homeless who have mental illness.

### Budget Information:

CDBG Funds Budgeted This Period:	\$33,985
CDBG Funds Expended This Period:	\$32,267
CDBG Balance June 30, 2007:	\$1,718
Other Federal Funds Expended This Period:	\$3,000
State and Local Funds Expended This Period:	\$15,000
Private Funds Expended This Period:	\$1,050
Total Project Funds Expended This Period:	\$51,317



## Pisgah Legal Services - Resource Development HUD #726

**CDBG Activity Code:** 20 - Planning  
**Agency:** Pisgah Legal Services (PLS)  
**Activity Location:** City-Wide, Asheville, NC  
**Activity Description:** Resource development mainly to assist agencies that serve the homeless. Pursues funding and researches regulatory options that may increase housing opportunities for homeless and very low income persons.  
 Also assists the City's Weed & Seed efforts.

**Accomplishments:** Submitted an application to HUD for \$907,096 in FY 2008 Continuum of Care funds.  
 Assisted AHC's coordinator for the 10-Year Plan to End Homelessness and worked with the 10-Year Plan Advisory Committee.  
 Continued work on the Weed & Seed effort in the Pisgah View Public Housing Development. Site was officially recognized by the Dept of Justice and with grant of \$175,000 in first year of 5-year program.

**Performance Outcomes:** Secured **\$688,878** in FY 2007 CoC funding:

- o \$245,652 to Western Highlands Shelter Plus Care to sustain 35 units of permanent housing and supportive services.
- o \$260,360 to the Interlace program of AHC to sustain 16 transitional housing units, plus services, to survivors of domestic violence.
- o \$182,866 to sustain Hospitality House's A-Hope Day Center, serving annually over 2,000 homeless persons.

### Budget Information:

CDBG Funds Budgeted This Period:	\$40,000
CDBG Funds Expended This Period:	\$38,869
CDBG Balance June 30, 2006:	\$1,131
Total Project Funds Expended This Period:	\$38,869

## CD Administration

### HUD # 727

**CDBG Activity Code:** 21A General Program Administration

**Agency:** City of Asheville

**Activity Location:** City-Wide, Asheville, NC

**Activity Description:** Administration of CDBG program to ensure effective programming, timely use of funds, compliance with federal regulations, citizen participation, and coordination with other governmental and non-profit agencies.  
3.5 staff are employed in program administration.

#### Budget Information:

CDBG Funds Budgeted This Period: \$220,089

CDBG Funds Expended This Period: \$219,956

CDBG Balance June 30, 2007: \$133

## Unprogrammed Funds

**CDBG Activity:** Contingency

**Agency:** City of Asheville

**Activity Location:** n/a

**Activity Description:** Funds held in contingency for emergencies, unexpected projects, or cost over-runs. The CDBG balances from discontinued Neighborhood Housing Services' projects were re-budgeted to this account temporarily, and will be re-allocated in FY 2008.

**Accomplishments:** n/a

#### Budget Information:

CDBG Funds Budgeted This Period: \$316,796

CDBG Funds Expended This Period: \$0

CDBG Balance June 30, 2007: \$316,796

## Detail of HOME Investment Partnerships Program Activities

HOME program funds are administered by the City of Asheville as Lead Entity of the Asheville Regional Housing Consortium, which covers Buncombe, Madison, Henderson, and Transylvania Counties. Table 13 summarizes locations, budgets, and expenditures for all active projects. The following pages provide more details on each project. Demographic characteristics of HOME beneficiaries are in Table 15. The location of each unit completed during the reporting year is shown in Section X.

**Table 13**  
**Summary of HOME-Assisted Projects**

Page	Project Title	Location	\$Budgeted	\$Expended	\$ Balance
	Tenant-Based Rental Assistance	Asheville	70,678	34,476	36,202
	WNC Housing - Independence Cottages	Asheville	0	0	0
	NCR M/F Rehab - Vanderbilt Apartments	Asheville	0	0	0
	Asheville Area Habitat - Enka Development -	Asheville	1,000	0	1,000
	HACA - Woodfin Apartments	Asheville	0	0	0
	NHS - S/F New Construction Asheville	Asheville	127,480	0	127,480
	MHO - Griffin Apts	Asheville	1,000	1,000	0
	MHO - Crowell Park	Asheville	395,700	285,768	109,932
	MHO Clingman Avenue Townhomes	Asheville	117,529	83,534	33,995
	MHO Glen Rock Apartments	Asheville	150,000	85,231	64,769
	MHO Glen Rock Pre-development Loan	Asheville	50,000	50,000	0
	MHO - Self-Help Homeownership - Bunc Co	Buncombe	80,000	79,000	1,000
	MHO - S/F New Construction Buncombe Co	Buncombe	1,000	0	1,000
	NHS - S/F New Construction Buncombe Co	Buncombe	130,000	0	130,000
	Buncombe Co. Rural Housing Rehab	Buncombe	126,555	36,472	90,083
	Buncombe Co - Our Next Generation	Buncombe	23,400	22,400	1,000
	MHO Northpoint Commons Apts	Woodfin	0	0	0
	HAC - Village at King Creek	Hend'ville	0	0	0
	HAC - Highland View Apartments	Hend'ville	1,826	1,826	0
	HAC - Mainstay Manor	Hend'ville	67,135	67,135	0
	HAC - Sugar Hill Apartments	Hend'ville	400,000	388,548	11,452
	HAC - Affordable Housing (HOWSER)	Hend Co	88,001	0	88,001
	HAC - Homeownership Assistance (DPA)	Hend Co	5,400	5,400	0
	Henderson Co. Habitat - Shuey Knolls	Hend Co	117,344	99,213	18,131
	Madison Co. Owner-Occupied Rehab	Madison Co	143,692	143,365	327
	WCCA - English Hills Apartments	Brevard	1,000	1,000	0
	American Dream Downpayment Assistance	Consortium	63,023	53,000	10,023
	General program admin	Asheville	136,401	133,936	2,465
	Member government administration	Consortium	54,022	7,950	46,072
	CHDO operating expenses	Consortium	93,931	92,679	1,252
	<b>Totals</b>		<b>2,446,117</b>	<b>1,671,933</b>	<b>774,184</b>

## AHC Tenant Based Rental Assistance

### HUD #594

<b>HOME Activity Type:</b>	Tenant Based Rental Assistance
<b>Agency:</b>	Affordable Housing Coalition of Asheville and Buncombe County, Inc.
<b>Activity Location:</b>	Asheville and Buncombe County
<b>Activity Description:</b>	HOME funds are used to provide emergency rental assistance to families on welfare, or eligible for welfare, in securing safe, affordable housing. Eligible expenditures are security deposits and rental assistance.
<b>Accomplishments:</b>	During the reporting period, AHC used HOME funds to assist 47 families into housing units. These families successfully completed AHC's rental educational program and were awarded funds for security deposits and first months' rent.

#### Budget Information:

HOME Program Income Funds Budgeted This Period:	\$70,678
HOME Funds Expended This Period:	\$34,476
HOME Balance June 30, 2007:	\$36,202
Other Federal Funds Expended This Period:	See note below
Non-Federal Funds Expended This Period:	See note below
Total Project Funds Expended This Period:	See note below

**Note:** For further information on federal and non-federal expenditures, see discussion of this project in the CDBG section. (AHC rental education)

## **WNC Housing New Construction – Independence Cottages, Phase II HUD # 632 - Completed**

**HOME Activity Type:** Single-family new construction  
**Agency:** WNC Housing, Inc.  
**Activity Location:** 50 and 58 Clemmons, 15 Cornelia, and 2 Miller Street in Asheville, NC  
**Activity Description:** New construction of four (4) one-bedroom cottages. This is permanent housing for people with severe and persistent mental illness. Project will also use City Housing Trust Fund

**Accomplishments:** The four sites are 100 % complete with construction. These units will be permanent housing for people under 30 % of the median. Lease up has begun.

<b>Budget Information:</b>	<b>This period</b>	<b>Total to Date</b>
HOME Funds Budgeted:	\$0	\$69,785
HOME Funds Expended:	\$0	\$69,785
HOME Balance June 30, 2007:	\$0	\$0
Other Federal Funds Expended:	\$0	\$0
Non-Federal Funds Expended:	\$90,000	\$264,000
Total Project Funds Expended:	\$90,000	\$333,785

## **NCR Multi-Family Rehab – Vanderbilt Apartments**

### **HUD #697**

**HOME Activity Type:** Multi-family rehabilitation

**Agency:** National Church Residences, Columbus, Ohio

**Activity Location:** 75 Haywood Street, Asheville, NC

**Activity Description:** Reconfiguration and rehabilitation of 151-unit building occupied by elderly renters. The after-rehab unit mix will contain 123 units : 42 efficiency units and 81 one-bedroom units. Project will also use Low Income Housing Tax Credits and City Housing Trust Fund Development will remain affordable for at least 35 years.

**Accomplishments:** As of June 26, 2007, seventy (70) units have been rehabilitated and re-occupied. Rehabilitation of remaining 53 units is in progress.

#### **Budget Information:**

HOME Funds Budgeted This Period:	\$0
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2007:	\$0
State/Local Funds Expended This Period	\$0
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$11,374,615
Total Project Funds Expended this period:	\$11,374,615

## Asheville Area Habitat– Enka Hills Development HUD #642

**HOME Activity Type:** Single-family new construction  
**Agency:** Asheville Area Habitat for Humanity  
**Activity Location:** Sand Hill Road, Asheville, NC  
**Activity Description:** New construction of 55 units of owner-occupied affordable housing. HOME funds are CDBG funds will be used exclusively for infrastructure construction.  
**Accomplishments:** During reporting period, Habitat completed construction of the first 8 homes, with 17 under various stages of construction.

### Budget Information:

HOME Funds Budgeted This Period:	\$1,000
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2007:	\$1,000
Other Federal Funds Expended This Period:	\$75,000
Non-Federal Funds Expended This Period:	\$1,063,105
Total Project Funds Expended This Period:	\$1,138,105

## **HACA Rehabilitation – Woodfin Apartments**

### **HUD #631 - Completed**

**HOME Activity Type:** Multi-family rehabilitation

**Agency:** Housing Authority of the City of Asheville (HACA)

**Activity Location:** 15 Woodfin Street, Asheville, NC

**Activity Description:** Rehabilitation of 19 units of rental housing. 18 units will be reserved for chronically homeless individuals, including those with HIV/AIDS, and one unit for a resident manager.

**Accomplishments:** Completed rehab, and occupancy of all 19 units.

<b>Budget Information:</b>	<b>This Period:</b>	<b>To Date:</b>
HOME Funds Budgeted:	\$0	
HOME Funds Expended:	\$0	
HOME Balance June 30, 2007:	\$0	
Other Federal Funds Expended:	\$67,163	
Non-Federal Funds Expended:	\$0	
State/Local Funds Expended:	\$440,000	
Total Project Funds Expended:	\$507,163	



## Neighborhood Housing Services Single-Family New Construction - Asheville

**HOME Activity Type:** Single-family new construction

**Agency:** Neighborhood Housing Services of Asheville, Inc. (NHS)

**Activity Location:** Asheville City-Wide

**Activity Description:** NHS, a Community Housing Development Organization, is constructing new residential housing units to be sold to low- or moderate-income families.

**Accomplishments:** NHS did not undertake any HOME-assisted construction activity in Asheville during the reporting year. Funds are to be re-allocated to other activities early in FY 2008.

### Budget Information:

HOME Funds Budgeted This Period:	\$127,460
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2006:	\$127,480
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

## **MHO Multi-Family New Construction – Griffin Apartments HUD #620 - Completed**

**HOME Activity Type:** Multi-family new construction

**Agency:** Mountain Housing Opportunities, Inc (MHO)

**Activity Location:** 35 Grove Street, Asheville

**Activity Description:** Acquisition and site development for new construction of 50 units of rental housing. Fifteen efficiency units will be targeted to homeless persons. Project will also use Low Income Housing Tax Credits and City Housing Trust Fund

**Accomplishments:** Construction and Lease Up of all 50 units are 100% complete. Serves renter households that are at or below 60% of area median income. 15 units have been occupied by chronically homeless persons receiving support services from Homeward Bound, Inc.

<b>Budget Information:</b>	<b>This period</b>	<b>To Date</b>
HOME Funds Budgeted:	\$1,000	\$236,000
HOME Funds Expended:	\$1,000	\$236,000
HOME Balance June 30, 2007:	\$0	\$0
Other Federal Funds Expended:	\$0	\$40,000
State/Local Funds Expended:	\$613,645	\$1,367,289
Non-Federal Funds Expended:	\$1,509,045	\$3,911,399
Total Project Funds Expended:	\$2,123,690	\$5,554,688

## **MHO Multi Family - Crowell Park Apartments**

### **HUD # 736**

**HOME Activity Type:** Multi-family new construction  
**Agency:** Mountain Housing Opportunities, Inc (MHO)  
**Activity Location:** Asheville, NC  
**Activity Description:** New construction of 63 rental units serving households with incomes at or below 50% of the area median income. Project will also use Low Income Housing Tax Credits and City Housing Trust Fund

**Accomplishments:** MHO has started construction with 5% complete.

#### **Budget Information:**

HOME Funds Budgeted This Period:	\$395,000
HOME Funds Expended This Period:	\$285,768
HOME Balance June 30, 2007:	\$109,932
Other Federal Funds Expended This Period:	\$0
State/Local Funds Expended This Period	\$557,500
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$843,268

## **MHO Clingman Avenue Townhomes HUD #752**

**HOME Activity Type:** Single-family new construction  
**Agency:** Mountain Housing Opportunities, Inc (MHO)  
**Activity Location:** Clingman Avenue, Asheville, NC  
**Activity Description:** New construction of 21 one & two bedroom condominiums.

**Accomplishments:** MHO has filled and graded the site and completed construction plans. Re-zoning to Urban Residential District requested.

### **Budget Information:**

HOME Funds Budgeted This Period:	\$117,529
HOME Funds Expended This Period:	\$83,534
HOME Balance June 30, 2007:	\$33,995
HOME Program Income Expended This Period:	\$20,420
CHDO Proceeds Expended This Period:	\$34,722
Other Federal Funds Expended This Period:	\$7,295
Non-Federal Funds Expended This Period:	\$210,532
Total Project Funds Expended This Period:	\$356,503

## **MHO Glen Rock Apartments**

### **HUD # 760**

**HOME Activity Type:** Multi-family new construction

**Agency:** Mountain Housing Opportunities, Inc (MHO)

**Activity Location:** Depot Street, Asheville, NC

**Activity Description:** New construction of 85 rental units in mixed-use development. Sixty (60) units will be HOME-assisted. Development will also include 25 market-rate rental units and commercial and light industrial space.

**Accomplishments:** MHO purchased property, received zoning approval and completed preliminary architectural plans. Applied for Low Income Housing tax Credits. Started renovation of one of the commercial properties (not using HOME funds).

#### **Budget Information:**

HOME Funds Budgeted This Period:	\$150,000
HOME Funds Expended This Period:	\$85,231
HOME Balance June 30, 2007:	\$64,769
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$85,231

## **MHO Self-Help Homeownership – Buncombe County**

### **HUD #749**

**HOME Activity Type:** Single-family new construction

**Agency:** Mountain Housing Opportunities, Inc.

**Activity Location:** Central Avenue, Black Mountain, NC

**Activity Description:** New construction of 9 single-family homes and rehabilitation of an existing home in partnership with the USDA Rural Development 502 mortgage program. Each family will be required to contribute sweat equity to the project before occupancy.

**Accomplishments:** MHO purchased property and received preliminary subdivision plat approval from Town of Black Mountain. Water and sewer line upgrades complete and extension of Central Ave. 75% complete.

#### **Budget Information:**

HOME Funds Budgeted This Period:	\$80,000
HOME Funds Expended This Period:	\$79,000
HOME Balance June 30, 2007:	\$1,000
Other Federal Funds Expended This Period:	\$0
State/Local Funds Expended This Period	\$22,000
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$101,000

## **Neighborhood Housing Services Single-Family New Construction – Buncombe County**

**HUD #s: 681, 680, 682, 685, 692**

**HOME Activity Type:** Single-family new construction

**Agency:** Neighborhood Housing Services of Asheville, Inc. (NHS)

**Activity Location:** Unincorporated areas of Buncombe County

**Activity Description:** NHS, a Community Housing Development Organization, is constructing new residential housing units in the unincorporated areas of Buncombe County to be sold to low-income families.

**Accomplishments:** During the reporting period, NHS completed and sold two units on Sleepy Forest Rd. and also sold three units on Ramona Drive that had been completed in FY 2006. All units were in the Leicester community.

NHS then ceased new construction activities. Buncombe County will seek a new administrative agency to carry on S/F new construction activities in FY 2008.

### **Budget Information:**

HOME Funds Budgeted This Period:	\$130,000
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2007:	\$130,000
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period(See NHS S-F New Construction – Asheville):	\$181,137
Total Project Funds Expended This Period:	\$181,137

## **Buncombe County Rural Housing Rehab Program**

### **HUD #s: 703, 747**

**HOME Activity Type:** Single-family rehabilitation  
**Agency:** Buncombe County  
**Activity Location:** County-wide, Buncombe County  
**Activity Description:** Buncombe County's Rural Housing Rehab Program provides rehab assistance in Buncombe County. The program is designed to reach very low-income homeowners in the most rural areas of Buncombe County. Mountain Housing Opportunities, Inc. administers the program for Buncombe County.

**Accomplishments:** MHO completed rehabilitation of two units

#### **Budget Information:**

HOME Funds Budgeted This Period:	\$126,555
HOME Funds Expended This Period:	\$36,472
HOME Balance June 30, 2007:	\$90,083
HOME Program Income Expended This Period	\$7,986
Other Federal Funds Expended This Period:	\$188,588
Non-Federal Funds Expended This Period:	\$0
State/Local Funds Expended This Period:	\$16,002
Total Project Funds Expended This Period:	\$249,048



## **Buncombe County/ONG Single-Family Home Construction HUD #640 - Completed**

**HOME Activity Type:** Single-family new construction

**Agency:** Buncombe County/Our Next Generation

**Activity Location:** Old Stage Coach Road, Swannanoa

**Activity Description:** New construction of 4 housing units to be occupied by low-income families. Our Next Generation will carry out all administrative activities until project completion. Much of the construction work is being performed by trainees in a youth training program modeled on HUD's Youthbuild Program.

**Accomplishments:** ONG completed construction and occupancy of one affordable unit in FY 2006 and two more in FY 2007. A fourth unit was built but sold to a buyer who was not income-qualified. The HOME funds expended on that unit have been returned to the City's HOME Investment Trust Fund.

<b>Budget Information:</b>	<b>This period</b>	<b>Total to Date</b>
HOME Funds Budgeted:	\$23,400	\$92,000
HOME Funds Expended:	\$22,400	\$91,000
HOME Balance June 30, 2007	\$1,000	\$1,000
Other Federal Funds Expended:	\$ 0	0
Non-Federal Funds Expended:	\$98,743	\$230,754
Total Project Funds Expended:	\$121,143	\$321,750

## **MHO Multi-Family New Construction – Northpoint Commons**

### **HUD # 564**

**HOME Activity Type:** Multi-family new construction

**Agency:** Mountain Housing Opportunities, Inc (MHO)

**Activity Location:** Reynolds Mountain Blvd, Woodfin, NC

**Activity Description:** Construction of 69-units of family rental housing in Woodfin, using Consortium HOME funds, North Carolina Housing Finance Agency HOME funds, low-income housing tax credits and other private, non-HOME funds.  
The project is being done in two phases.

**Accomplishments:** During the reporting period, MHO completed construction of Phase II (30 units) and occupied 10 of the units.  
Phase I and II are 100% constructed. Remaining 20 units will be occupied in FY 2008.

#### **Budget Information:**

HOME Funds Budgeted This Period:	\$0
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2007:	\$0
Other Federal Funds Expended This Period:	\$280,693
Non-Federal Funds Expended This Period:	\$1,407,493
Total Project Funds Expended This Period:	\$1,688,186

## **Housing Assistance Corporation – Village at King Creek Subdivision - Completed**

### **HUD # 533**

<b>HOME Activity Type:</b>	Single-family new construction
<b>Agency:</b>	Housing Assistance Corporation (HAC)
<b>Activity Location:</b>	Village of King Creek subdivision Spartanburg Highway (Hwy 176) Hendersonville
<b>Activity Description:</b>	Road, water, sewer and related infrastructure construction in the development of 31 single-family housing lots for sale to income-eligible families. Rural Development's Self-Help Housing Program provides construction and permanent financing for the construction of all housing units. All families will meet income guidelines for the HOME Program and RD's Self-Help Housing Program.
<b>Accomplishments:</b>	During this period, the final eight Self Help single family homes were completed and occupied.

### **Budget Information:**

HOME Funds Budgeted This Period:	\$0
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2007:	\$0
Other Federal Funds Expended This Period:	\$29,054
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$29,054

## **Housing Assistance Corporation – Highland View Apartments**

### **HUD # 643 - Completed**

**HOME Activity Type:** Multi-family new construction

**Agency:** Housing Assistance Corporation (HAC)

**Activity Location:** Village of King Creek subdivision  
Spartanburg Highway (Hwy 176) Hendersonville

**Activity Description:** New construction of 28 rental housing units for low-income persons. Project will include low-income housing tax credits.

**Accomplishments:** HAC completed construction and leased 19 units in FY 2006. The remaining 9 units were occupied this year.

<b>Budget Information:</b>	<b>This period</b>	<b>Total to date</b>
HOME Funds Budgeted	\$1,826	\$365,339
HOME Funds Expended	\$1,826	\$365,339
HOME Balance June 30, 2007:	\$0	\$0
Other Federal Funds Expended:	\$0	\$0
State/Local Funds Expended	\$232,904	\$465,809
Non-Federal Funds Expended:	\$209,550	\$410,100
Low Income Housing Tax Credits:	\$0	\$1,810,885
Total Project Funds Expended:	\$444,280	\$3,052,133

## **Housing Assistance Corporation – Mainstay Manor HUD # 679 - Completed**

**HOME Activity Type:** Multi-family new construction  
**Agency:** Housing Assistance Corporation  
**Activity Location:** Village at King Creek, Hendersonville, NC  
**Activity Description:** New construction of 4 multi-family housing units to be rented to survivors of domestic violence. Program will offer post-occupancy supportive services and counseling.

**Accomplishments:** During reporting period, all four units were completed and occupied.

<b>Budget Information:</b>	<b>This period</b>	<b>Total to Date</b>
HOME Funds Budgeted:	\$67,135	
HOME Funds Expended:	\$67,135	
HOME Balance June 30, 2007:	\$0	
Other Federal Funds Expended:	\$281,601	
Non-Federal Funds Expended:	\$30,671	
Total Project Funds Expended:	\$379,407	

## **Housing Assistance Corporation – Sugar Hill Apartments HUD #559**

**HOME Activity Type:** Multi-family new construction  
**Agency:** Housing Assistance Corporation (HAC)  
**Activity Location:** Sugar Hill Drive, Henderson County, NC  
**Activity Description:** HAC will construct a 40-unit, multi-family development in which eleven (11) units will be designated HOME assisted. The project will use Low Income Housing Tax Credits.

**Accomplishments:** During the reporting period, HAC started construction and has now completed HVAC and electrical rough-in for all ten buildings. Sheet rock is finished in four (4) of the ten buildings. The project is a month ahead of schedule.

### **Budget Information:**

HOME Funds Budgeted This Period:	\$400,000
HOME Funds Expended This Period:	\$388,548
HOME Balance June 30, 2007:	\$11,452
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$125,000
Total Project Funds Expended This Period:	\$513,548

## **Housing Assistance Corporation – Affordable Housing Program (HOWSER) - Completed**

**HOME Activity Type:** Single-family new construction

**Agency:** Housing Assistance Corporation (HAC)

**Activity Location:** 9<sup>th</sup> Avenue West, Hendersonville, NC

**Activity Description:** Acquisition and rehabilitation, or new construction, of single family homes. The homebuyers contribute sweat equity to their home and receive training and assistance through HAC's homebuyer education program.

**Accomplishments:** No activity this year. HAC has terminated this program and the funds will be re-allocated to a new HAC project in FY2008.

### **Budget Information:**

HOME Funds Budgeted This Period:	\$88,001
HOME Funds Expended This Period:	\$0
HOME Balance June 30, 2007:	\$88,001
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
CHDO Proceeds Expended This Period	\$0
Total Project Funds Expended This Period:	\$0

## **Henderson County/HAC - Homeownership Assistance**

### **HUD # 593 - Completed**

**HOME Activity Type:** Downpayment assistance

**Agency:** Housing Assistance Corporation (HAC)

**Activity Location:** County-wide, Henderson County, NC

**Activity Description:** Using HOME program funds from Henderson County, HAC provides downpayment assistance to low- and very low-income homebuyers for the acquisition of housing units located in Henderson County. This is a subrecipient activity, not a CHDO activity. Minimum amount of DPA loan is \$1,000, not to exceed \$10,000.

**Accomplishments:** During the reporting period, HAC provided downpayment assistance to 1 homebuyer.

#### **Budget Information:**

HOME Funds Budgeted This Period:	\$5,400
HOME Funds Expended This Period:	\$5,400
HOME Balance June 30, 2007:	\$0
Other Federal Funds Expended This Period:	\$0
State/Local Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0



## **Henderson County Habitat – Shuey Knolls Subdivision HUD #690**

**HOME Activity Type:** Single-family new construction

**Agency:** Henderson County Habitat for Humanity

**Activity Location:** Highway 64, Edneyville, NC

**Activity Description:** Henderson County Habitat for Humanity will develop a subdivision of 70 housing units affordable to low-income families. Families will be selected from Habitat's waiting list. This is scheduled to be a multi-year project.

**Accomplishments:** During the reporting period, Habitat constructed twelve (12) homes and they are occupied. In addition six (6) homes are under construction.

### **Budget Information:**

HOME Funds Budgeted This Period:	\$117,344
HOME Funds Expended This Period:	\$99,213
HOME Balance June 30, 2007:	\$18,131
Other Federal Funds Expended This Period:	\$135,000
State/Local Funds Expended This Period	\$155,000
Non-Federal Funds Expended This Period:	\$873,824
Total Project Funds Expended This Period:	\$1,263,037

## **Madison County Owner-Occupied Rehab Program**

### **HUD #s: 707, 729, 740, 742, 747, 753-757**

**HOME Activity Type:** Single-family rehabilitation

**Agency:** Madison County

**Activity Location:** County-wide, Madison County

**Activity Description:** Madison County's housing rehabilitation program targets low- and very low-income elderly and disabled homeowners. This year, Madison County appointed a new agency, the Community Housing Coalition of Madison County, to administer the program.

**Accomplishments:** Madison County replaced two homes with new manufactured units and CHCMC rehabilitated eight homes, for a total of 10 units. Many hours of volunteer work were contributed to this project.

#### **Budget Information:**

HOME Funds Budgeted This Period:	\$143,692
HOME Funds Expended This Period:	\$143,365
HOME Balance June 30, 2007:	\$327
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$10,975
Total Project Funds Expended This Period:	\$154,340

## **WCCA New Construction – English Hills Apartments HUD # 641 - Completed**

**HOME Activity Type:** Multi-family new construction  
**Agency:** Western Carolina Community Action, Inc. (WCCA)  
**Activity Location:** Brevard, NC, Transylvania County

**Activity Description:** Construction of 40 units of rental housing affordable to very low-income families. All families will have total household income less than 60% of the area median income. The project received Low Income Housing tax Credits

**Accomplishments:** During the reporting period, Agency completed and occupied all 40 units.

<b>Budget Information:</b>	<b>This period</b>	<b>Total to Date</b>
HOME Funds Budgeted:	\$1,000	\$425,000
HOME Funds Expended:	\$1,000	\$425,000
HOME Balance June 30, 2007:	\$0	\$0
Other Federal Funds Expended:	\$0	\$310,000
Non-Federal Funds Expended:	\$2,053,317	\$4,513,156
Total Project Funds Expended:	\$2,054,317	\$5,248,156

**American Dream Downpayment Initiative (ADDI)**  
**HUD #s: 702, 704, 708, 730, 737, 738**

**HOME Activity Type:** Downpayment and closing cost assistance  
**Agency:** Neighborhood Housing Services (NHS) and Housing Assistance Corporation (HAC)  
**Activity Location:** Asheville, Buncombe Co., and Transylvania Co.  
**Activity Description:** Downpayment and closing cost assistance for low-income families. Approved families must not have owned a home during the 3 years prior to purchasing a home with ADDI assistance.

**Accomplishments:** NHS assisted three families to purchase their first homes, two in Asheville and one in Swannanoa  
HAC assisted two families in Brevard.

**Budget Information:**

HOME Funds Budgeted This Period:	\$63,023
HOME Funds Expended This Period:	\$53,000
HOME Balance June 30, 2007:	\$10,0230
Other Federal Funds Expended This Period:	\$128,000
Non-Federal Funds Expended This Period:	\$481,000
Total Project Funds Expended This Period:	\$662,000

## Program Administration

### HUD #5

**HOME Activity Type:** Program Administration

**Agency:** City of Asheville

**Activity Location:** City Hall, 70 City-County Plaza, Asheville NC 28801

**Activity Description:** 1. Administration of the HOME program by the City of Asheville, lead agency for the Asheville Regional Housing Consortium.

2. Administration of HOME projects by other Member Governments of the Consortium

3. Operation support for the Consortium's four active Community Housing Development Organizations (CHDOs)

**Accomplishments:** During the reporting year, a total of \$234,565 in HOME funds was spent on program administration and related activities (14% of total HOME expenditures during the year).

1. \$133,936 was expended by the City of Asheville on general program administration.

2. \$7,950 was expended from Consortium Member Government Admin to pay administrative costs associated with the American Dream Downpayment Initiative program.

3. \$92,679 was expended by the four CHDOs to support their housing development activities.

#### Budget Information:

HOME Funds Budgeted This Period:	\$284,354
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HOME Funds Expended This Period:	\$234,565
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HOME Balance June 30, 2006:	\$49,789
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Other Federal Funds Expended This Period:	\$ 0
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Non-Federal Funds Expended This Period:	\$ 0
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Total Project Funds Expended This Period:	\$234,565
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**Section X****List of Completed Housing Activities and Maps*****Within the City of Asheville:***

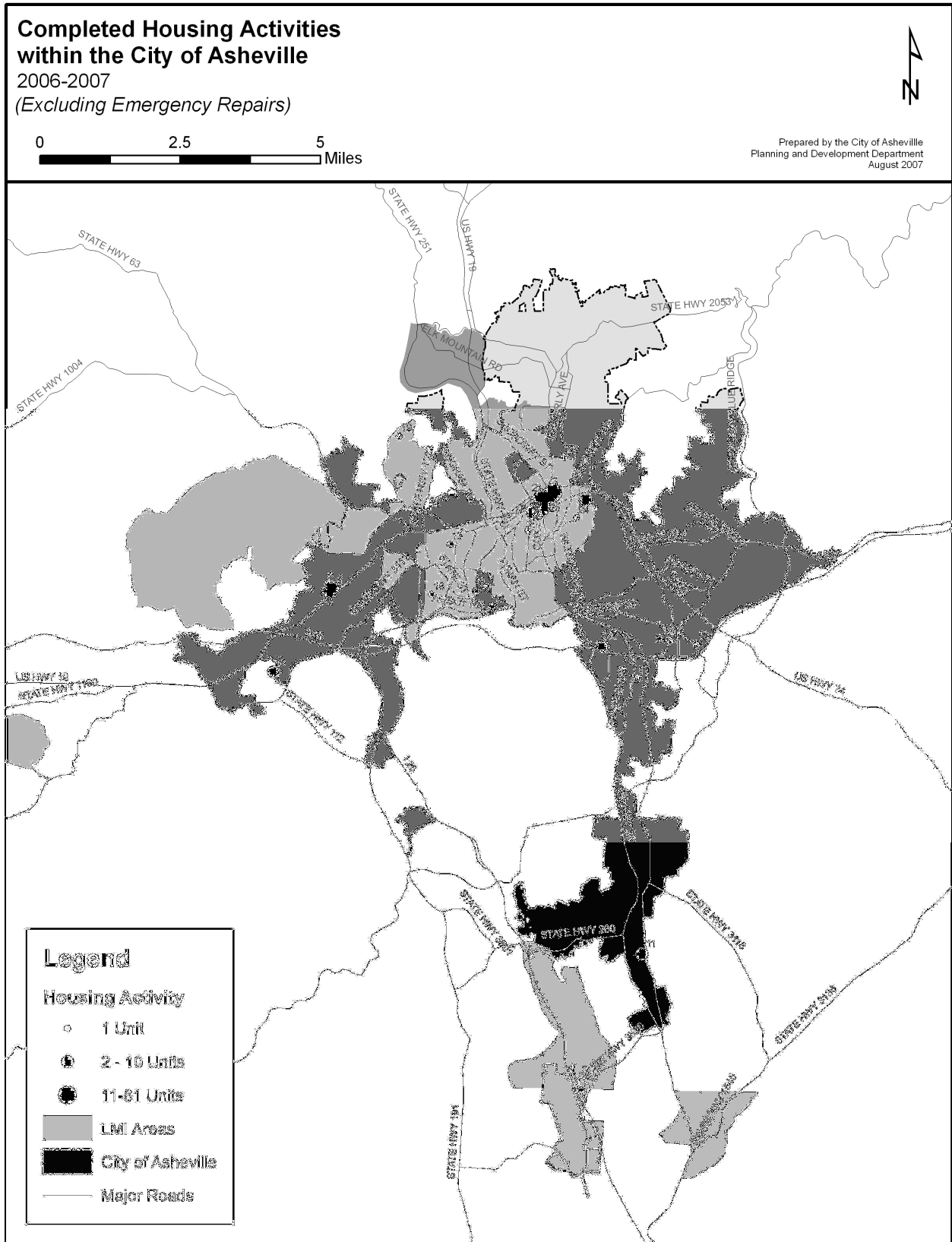
Map 1 Ref.	Address	Units	Funding Source	
City-wide Rehabilitation - Homeowner				
1	93 Crestmont Avenue	1	CDBG	
2	142 S. French Broad Avenue	1	CDBG	subtotal 2
City-wide Rehabilitation - Rental				
3	15 Woodfin Street	19	Sec 108, CDBG, & HOME	subtotal 19
Asheville Area Habitat - New Construction				
4	1 Verona Drive	1	CDBG	
4	3 Verona Drive	1	CDBG	
4	5 Verona Drive	1	CDBG	
4	7 Verona Drive	1	CDBG	
5	101 Savannah Woods Court	1	HOME/CDBG	
5	103 Savannah Woods Court	1	HOME/CDBG	
5	105 Savannah Woods Court	1	HOME/CDBG	
5	107 Savannah Woods Court	1	HOME/CDBG	
5	109 Savannah Woods Court	1	HOME/CDBG	
5	111 Savannah Woods Court	1	HOME/CDBG	
5	113 Savannah Woods Court	1	HOME/CDBG	
5	115 Savannah Woods Court	1	HOME/CDBG	subtotal 12
MHO - New Construction for Homeownership				
6	162 Wellington Street	1	NRSA CDBG	
7	1 Hi Alta	1	* CDBG	
8	22 Woodland Avenue	1	CDBG	
8	26 Woodland Avenue	1	* CDBG	
8	28 Woodland Avenue	1	CDBG	
8	24 Woodland Avenue (rehab)	1	CDBG	subtotal 6
*these units are complete, but not yet occupied				
MHO - M/F New Construction for Rental				
9	Griffin Apartments	50	HOME & CDBG	subtotal 50
NHS - Direct Homebuyer Assistance				
10	631 Appledorn Circle	1	Other	
11	6 Azalea Rd, Unit B	1	Other	
11	6 Azalea Road, Unit F	1	CDBG	
12	46 ½ Broadview Drive	1	CDBG	
13	22 Buffalo Street	1	NRSA CDBG	

## Summary Data

14	124 Joyner Avenue	1	NRSA	ADDI	
15	122 Liberty Street	1		CDBG	
16	125 Merchant Street	1		CDBG	
17	39 Robinson Avenue	1		CDBG	
18	217 Virginia Avenue	1	NRSA	CDBG	
6	162 Wellington Street	**	NRSA	ADDI	
19	2093 Wilson Road	1		CDBG	
8	24 Woodland Avenue	**		CDBG	subtotal 11
**units counted under MHO new const.					
NHS - New Construction for Homeownership					
20	115 Iris Street	1		CDBG	
20	117 Iris Street	1		CDBG	subtotal 2
NCR - Vanderbilt Apartments Rehabilitation					
21	75 Haywood Street	70		HOME	subtotal 70
WNC Housing - Independence Cottages Phase II					
22	50 Clemmons Street	1	*	HOME	
22	58 Clemmons Street	1	*	HOME	
23	15 Cornelia Street	1	*	HOME	
24	2 Miller Street	1	*	HOME	subtotal 4
*these units are complete, but not yet occupied					
Affordable Housing Coalition - Tenant Based Rental Assistance					
25	Operated from 34 Wall Street	47		HOME	subtotal 47
Affordable Housing Coalition - McCormick Heights Housing Assistance					
25	Operated from 34 Wall Street	34		CDBG	subtotal 34
<b>Total Units</b>					<b>257</b>

NRSA = Located within the West Riverside Neighborhood Revitalization Strategy Area

# Map1





**Emergency Repairs within Asheville:**

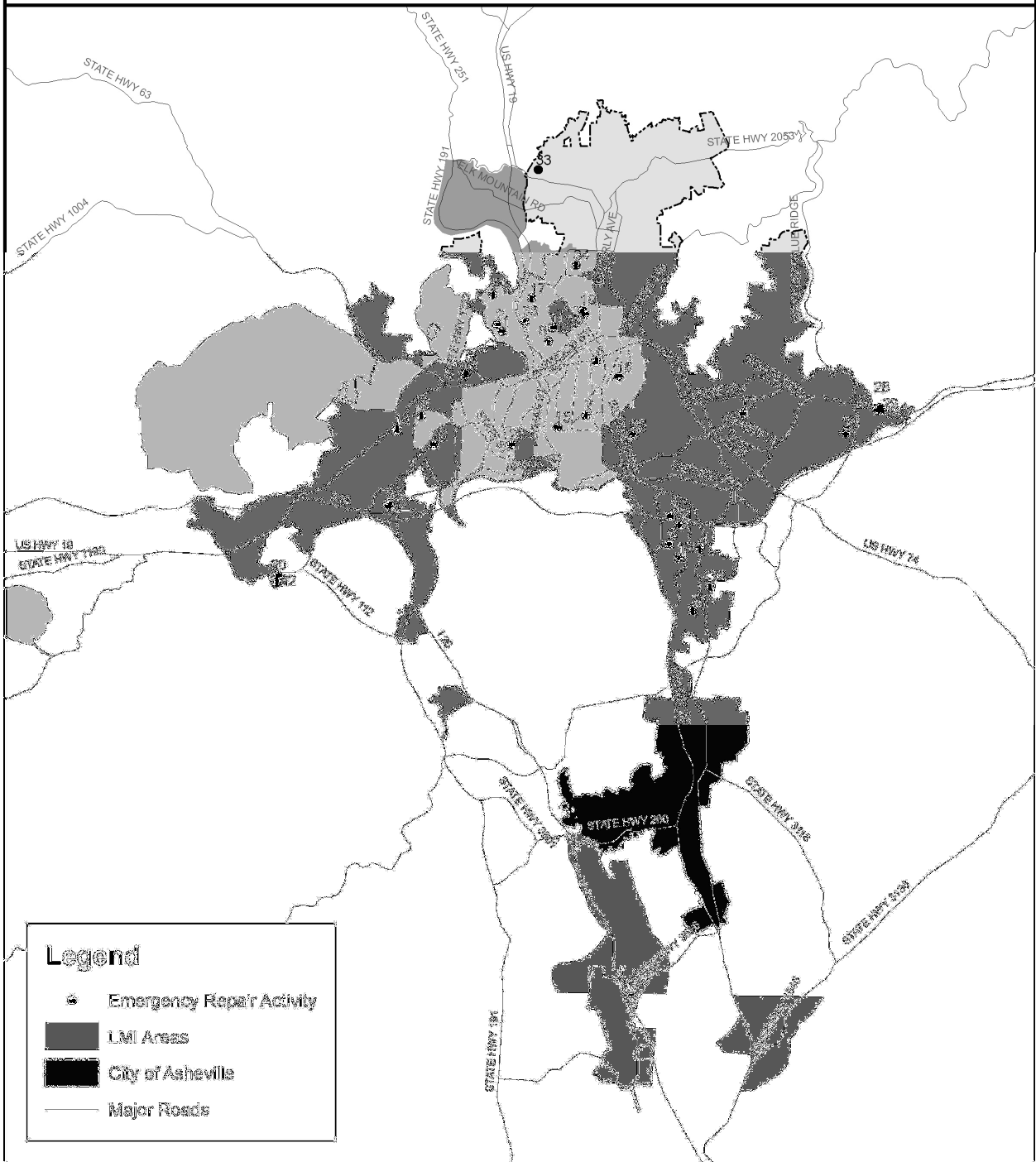
<b>Map 2</b>				
<b>Ref.</b>	<b>Address</b>	<b>Units</b>	<b>Funding Source</b>	
<b>MHO - Emergency Repair</b>				
1	63 Bingham Road, Lot #24	1	CDBG	
2	63 Bingham Road, Lot #61	1	CDBG	
3	88 Brooklyn Road	1	CDBG	
4	5 Carver Court	1	CDBG	
5	954 Chapel Hill Road	1	CDBG	
6	14 Church Street	1	CDBG	
7	37 Churchill Street	1	CDBG	
8	162 Courtland Place	1	CDBG	
9	50 Covington Street	1	CDBG	
10	163 Davenport Road	1	CDBG	
11	23 Gray Street	1	CDBG	
12	162 Governors View Rd, #19	1	CDBG	
13	334 Hazel Mill Road	1	CDBG	
14	13 Kent Street	1	CDBG	
15	320B Livingston	1	CDBG	
16	21 Martin Luther King Blvd	1	CDBG	
17	116 Melbourne Place	1	CDBG	
18	10 Mimosa Lane	1	CDBG	
19	81 Mount Clare Avenue	1	CDBG	
20	8 Orchard Street	1	CDBG	
21	695 Pearson Bridge, #19	1	CDBG	
22	7 Pine Street	1	CDBG	
23	70 Pleasant Ridge	1	CDBG	
24	29 Rock Hill Circle	1	CDBG	
25	710 Sand Hill Rd, #27	1	CDBG	
26	112 Swannanoa Avenue	1	CDBG	
27	1314 Tunnel Road, #18	1	CDBG	
28	1314 Tunnel Road, #59	1	CDBG	
29	1314 Tunnel Road, #171	1	CDBG	
30	9 Warwick Road	1	CDBG	
31	131 ½ Wyatt Street	1	CDBG	subtotal 31
<b>MHO - Emergency Repair Tier II</b>				
32	51 Busbee View Rd	1	CDBG	
33	53 Elkmont Drive	1	CDBG	
34	12 Lee Avenue	1	CDBG	
35	77 ½ Mount Clare	1	CDBG	
36	20 Sylvan Avenue	1	CDBG	subtotal 5
<b>Total Emergency Repair Units</b>				<b>36</b>
<b>TOTAL UNITS IN ASHEVILLE</b>				<b>293</b>

## Map 2

### Completed Emergency Repair Activities within the City of Asheville 2006-2007

0 2.5 5 Miles

Prepared by the City of Asheville  
Planning and Development Department  
August 2007



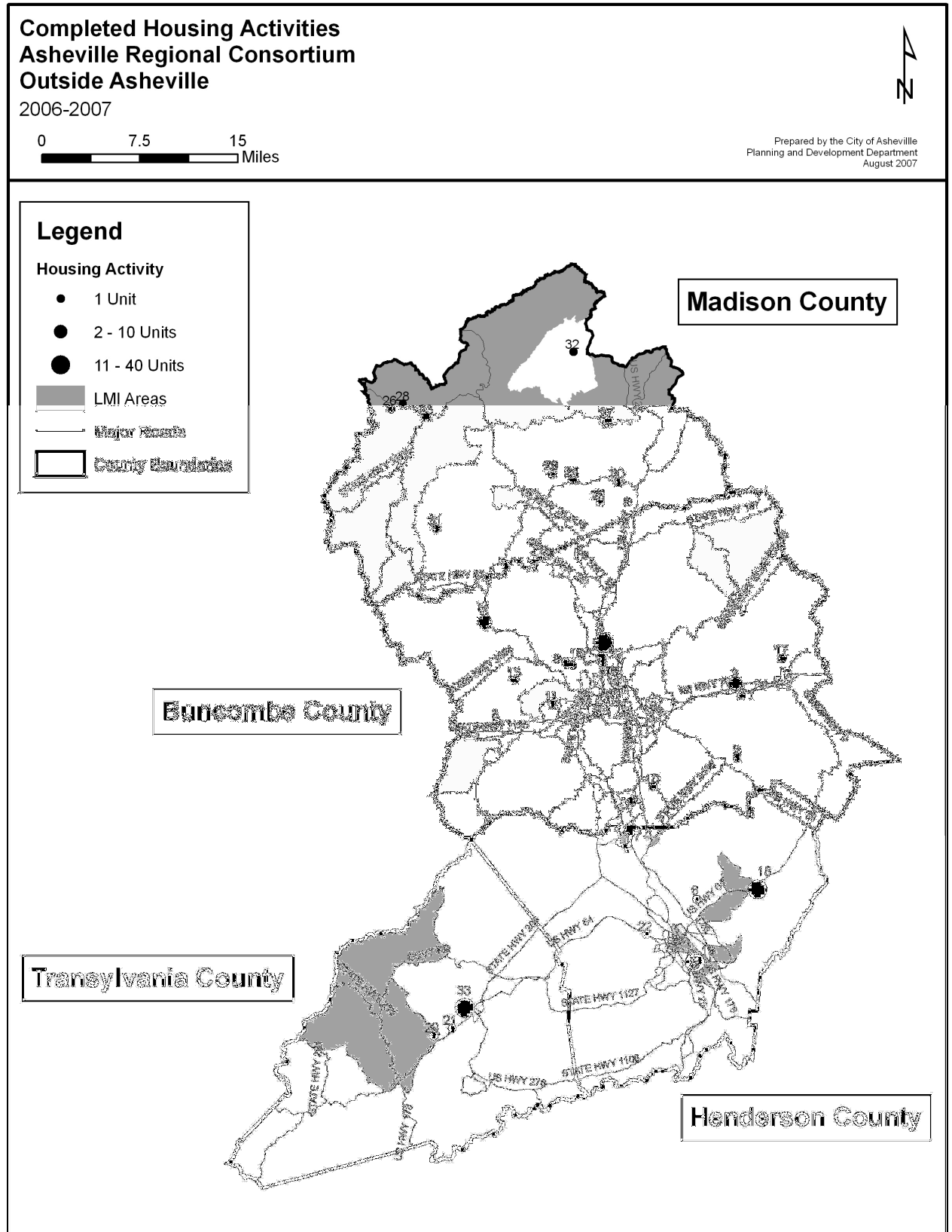
**Outside the City of Asheville:**

Map 3				
Ref.	Address	Units	Funding Source	
Buncombe County Rural Housing Rehab				
1	501 Dennis Street, Black Mountain	1	HOME	
2	160 Garren Creek, Buncombe Co.	1	HOME	subtotal 2
Buncombe County - Our Next Generation				
3	23 Old Stage Coach Rd, Swannanoa	1	HOME	
3	29 Old Stage Coach Rd, Swannanoa	1	HOME	subtotal 2
MHO - Northpoint Commons Phase II				
4	44 Reynolds Mtn Blvd, Woodfin	30	*	HOME subtotal 30
*Of 30 completed units, 20 are not yet occupied				
NHS - Single Family New Construction				
5	124 Sleepy Forest, Leicester	1	HOME	
5	128 Sleepy Forest, Leicester	1	HOME	subtotal 2
NHS - Direct Homebuyer Assistance and Housing Services				
3	29 Old Stagecoach Rd, Swannanoa	**	ADDI	
6	133 Alfson Cir, Hendersonville	1	Other	
7	73 Yorktown Cir, Fletcher	1	Other	
3	30 Old Stagecoach Rd, Swannanoa	1	Other	
8	124 Victorian Meadows, Candler	1	Other	
9	79 Lees Creek Road, 28806	1	Other	
10	12 Tap Drive, 28806	1	Other	
11	7 Owen Hollow Road, 28806	1	Other	
12	3 Pelzer Street, 28804	1	Other	
13	189 Mink Farm Road, Leicester	1	Other	
14	110 Heywood Road, #14C, Arden	1	Other	
15	27 Elkwood Avenue, 28804	1	Other	
16	29 Lynwood Circle, 28806	1	Other	
17	85 Walker Cove Road, Black Mtn.	1	Other	subtotal 13
**Unit counted under ONG				
Henderson County Habitat - S/F New Construction (Shuey Knolls)				
18	328 Ida Rogers Dr, Henderson Co.	1	HOME	
18	306 Ida Rogers Dr, Henderson Co.	1	HOME	
18	314 Ida Rogers Dr, Henderson Co.	1	HOME	
18	302 Ida Rogers Dr, Henderson Co.	1	HOME	
18	286 Ida Rogers Dr, Henderson Co.	1	HOME	
18	268 Ida Rogers Dr, Henderson Co.	1	HOME	
18	228 Ida Rogers Dr, Henderson Co.	1	HOME	
18	250 Ida Rogers Dr, Henderson Co.	1	HOME	
18	200 Ida Rogers Dr, Henderson Co.	1	HOME	
18	180 Ida Rogers Dr, Henderson Co.	1	HOME	
18	160 Ida Rogers Dr, Henderson Co.	1	HOME	
18	261 Ida Rogers Dr, Henderson Co.	1	HOME	subtotal 12

## Summary Data

HAC - Mainstay Manor Apartments				
19	237 King Creek Blvd, Hendersonville	4	HOME	subtotal 4
HAC - Downpayment Assistance				
20	20 Westwood Dr, Brevard	1	ADDI	
21	338 Rosman Hwy, Brevard	1	ADDI	
22	224 Mergans Ln, Hendersonville	1	HOME	subtotal 3
HAC - Village at King Creek				
19	290 King Creek Blvd, Hendersonville	1	HOME	
19	282 King Creek Blvd, Hendersonville	1	HOME	
19	253 King Creek Blvd, Hendersonville	1	HOME	
19	274 King Creek Blvd, Hendersonville	1	HOME	
19	317 King Creek Blvd, Hendersonville	1	HOME	
19	304 King Creek Blvd, Hendersonville	1	HOME	
19	262 King Creek Blvd, Hendersonville	1	HOME	
19	264 King Creek Blvd, Hendersonville	1	HOME	subtotal 8
Madison County - Owner-Occupied Rehab				
23	11 Conway Avenue, Madison Co.	1	HOME	
24	795 Halewood Rd, Madison Co.	1	HOME	
25	2030 Kelly Hunter Rd, Madison Co.	1	HOME	
26	44 Lawson Lane, Madison Co.	1	HOME	
27	1517 Long Branch Rd, Madison Co.	1	HOME	
28	203 Old Dixie Rd, Madison Co.	1	HOME	
29	897 S. Ammons Branch, Madison Co	1	HOME	
30	36 Stone Cottage Rd, Madison Co.	1	HOME	
31	1569 South Fork Rd, Madison Co.	1	HOME	
32	1655 Culvin Creek Rd, Madison Co.	1	HOME	subtotal 10
WCCA - English Hills Apartments				
33	15 Locks Drive, Brevard	40	HOME	subtotal 40
Total Units Outside Asheville:				126
TOTAL HOUSING PRODUCTION:				419

# Map 3



[insert Weed & Seed area map here]

## Section XI Beneficiary Data and Financial Summaries

Table 14 - Race & Income characteristics of CDBG Program Beneficiaries

	ABCRC	AHC HO Ed	AHC HomeB	City Rehab	CCCS	AHC McCor	EFRC	Hab- itat	Hill- crest	H. Bound	MHO ER	MHO SF NC	MBC	MBW	PLS	NHS DHA	NHS SF	Total
<b>Data by Person/Household</b>	P	H	P	H	P	H	P	H	P	P	H	H	P	P	P	H	H	<b>N/A</b>
<b>RACE</b>																		
White	671	134	228	1	1169	4	111	4		2118	22	4		157	84	21	1	<b>4710</b>
Black/African American	220	35	175	1	221	29	2		54	745	13		1	19	118	2	1	<b>1655</b>
Asian	3	2			2					1								<b>8</b>
American Indian/Alaskan Native	1	0	1		6					24	1			1				<b>34</b>
Native Hawaiian/Pacific Islander		2			2					4								<b>8</b>
Am. Indian/Alaskan Native & White		2	1						1	5			1					<b>10</b>
Asian & White		1																<b>1</b>
Black/African American & White	20	1	4		26		3		1	18								<b>73</b>
Am. Indian/Alaska Native & Black			1		1				1	1								<b>4</b>
Other/Multi-Racial	47	4	10		30	1	80		4	22					8			<b>206</b>
<b>Total</b>	<b>962</b>	<b>181</b>	<b>421</b>	<b>2</b>	<b>1454</b>	<b>34</b>	<b>196</b>	<b>4</b>	<b>61</b>	<b>2938</b>	<b>36</b>	<b>4</b>	<b>2</b>	<b>177</b>	<b>210</b>	<b>23</b>	<b>2</b>	<b>6707</b>
<b>Hispanic Ethnicity</b>	224	6	10		69	1	81	1	0	55	1			9	7	4		<b>468</b>
<b>INCOME</b>																		
Very Low (< 30% AMI)	179	16	262		174	16	174		47	2925	19		1	61	189	1		<b>4064</b>
Low (31% - 50% AMI)	544	47	72	1	373	12	22	4	10	10	17			64	21	1		<b>1198</b>
Moderate (51% - 80% AMI)	181	62	35	1	445	6			4	3		4	1	52		21	2	<b>817</b>
Above (> 80% AMI)	58	56	52		462				0									<b>628</b>
<b>Total</b>	<b>962</b>	<b>181</b>	<b>421</b>	<b>2</b>	<b>1454</b>	<b>34</b>	<b>196</b>	<b>4</b>	<b>61</b>	<b>2938</b>	<b>36</b>	<b>4</b>	<b>2</b>	<b>177</b>	<b>210</b>	<b>23</b>	<b>2</b>	<b>6707</b>
<b>Family Status &amp; Special Needs</b>																		
Female-Headed	571	84	247	1		25	38		53	654	2			4	65	10	1	<b>1755</b>
Disabled - not elderly	88	11	102	1		9	13			220	5				49	1	2	<b>501</b>
Elderly	209	6	11			3	6			34	24				5			<b>298</b>
Homeless	8		115							2834					69			<b>3026</b>
AIDS / HIV+	3									19								<b>22</b>

Table 15 - Race and Income Characteristics of HOME Program Beneficiaries

	AHC TBRA	MHO - Griffin	HACA Woodfir Apts	NCR V'bilt Apts	A'ville Habitat S/F N/C	NHS S/F N/C	Bunc Co. Rehab	Bunc Co. N/C ONG	MHO North- Pt II	Hend Co. DPA	Hend Co. Habitat	HAC- M/F- N/C	HAC VKC	Mad. Co Rehab	WCCA- Engl. Hills	ADDI	Total
<b>Data by Person/Household</b>	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	
<b>Race</b>																	
White	21	34	12	51	6	5	2	1	10	1	9	12	5	10	31	3	<b>213</b>
Black/African American	24	15	7	19	2			1			1		3		9		<b>81</b>
Asian																	
American Indian/Alaskan																	
Native Hawaiian/Pacific																	
Am. Indian/Alaskan Native &																	
Asian & White											1						<b>1</b>
Black/African American &																	
Am. Indian/Alaska Native &																	
Other/Multi-Racial	2	1									1	1					<b>5</b>
<b>Total</b>	<b>47</b>	<b>50</b>	<b>19</b>	<b>70</b>	<b>8</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>10</b>	<b>1</b>	<b>12</b>	<b>13</b>	<b>8</b>	<b>10</b>	<b>40</b>	<b>3</b>	<b>300</b>
<b>Hispanic Ethnicity</b>	0	1	0	0	1	0	0	0	0	0	1	2	5		1	0	<b>11</b>
<b>Income</b>																	
Very Low (< 30% AMI)	32	1	16				2		3	1		4	1	8			<b>68</b>
Low (31% - 50% AMI)	11	25	3	66	2	3		1	5		11	9	2	1	40	2	<b>181</b>
Moderate (51% - 80% AMI)	4	24		4	6	2		1	2		1		5	1		1	<b>51</b>
Above (> 80% AMI)																	<b>0</b>
<b>Total</b>	<b>47</b>	<b>50</b>	<b>19</b>	<b>70</b>	<b>8</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>10</b>	<b>1</b>	<b>12</b>	<b>13</b>	<b>8</b>	<b>10</b>	<b>40</b>	<b>3</b>	<b>300</b>
<b>Family Status &amp; Special</b>																	
Female -Headed	25	3	5	32	3			2	4		3	9	4	7	31	1	<b>129</b>
Disabled (not elderly)	17	23	19			1			3	1		2		7	7		<b>80</b>
Elderly	3	8		70		1	2		2			1	1	6	4		<b>98</b>
Homeless	7	15	19														<b>41</b>
AIDS / HIV+			5														<b>5</b>



Table 16: Beneficiaries of Assisted Housing Activities by Location, Tenure, Age, and Income

Tenure by Age & Income	Asheville			Buncombe (outside Asheville)			Henderson		Madison	Transylvania Co		Totals
	Rehab	New Constr.	Other	Rehab	New Constr.	DPA/TBRA	New Constr.	DPA/TBRA	Rehab	New Constr.	DPA/TBRA	
Renters:												
Elderly Renters:												
0 - 30%			4				1					5
31 - 50%	66	2	2		2					4		76
51 - 80%	4	6	1									11
Total Elderly	70	8	7	0	2	0	1	0	0	4	0	92
Non-Elderly Renters:												0
0 - 30%	16	1	44		3		3					67
31 - 50%	3	23	21		3					36		86
51 - 80%		18	9		2							29
Total Non-Elderly	19	42	74	0	8	0	3	0	0	36	0	182
Total Renters	89	50	81	0	10	0	4	0	0	40	0	274
Owners:												0
Elderly Owners:												0
0 - 30%	14			2					5			21
31 - 50%	14						9		1			24
51 - 80%							1					1
Total Elderly	28	0	0	2	0	0	10	0	6	0	0	46
Non-Elderly Owners:												0
0 - 30%	5		1				12	1	1			20
31 - 50%	4	9	2		2	1	3		2		1	24
51 - 80%	1	12	8		2	12	4		1		1	41
Total Non-Elderly	10	21	11	0	4	13	19	1	4	0	2	85
Total Owners	38	21	11	2	4	13	29	1	10	0	2	131
<b>Grand Totals</b>	<b>127</b>	<b>71</b>	<b>92</b>	<b>2</b>	<b>14</b>	<b>13</b>	<b>33</b>	<b>1</b>	<b>10</b>	<b>40</b>	<b>2</b>	<b>405</b>

Notes: "Other" activities include relocation, rent assistance, and direct homeownership assistance

This table includes 12 units completed last year but occupied this year: Highland View Apts (9); 16, 36 & 38 Ramona Dr. (3)

It excludes 26 units completed but not yet occupied: Northpoint Commons II (20); Independence Cottages II (4); 1 Hi-Alta (1); 26 Woodland (1)

**Financial Summary**  
**Grantee Performance Report**  
Community Development Block Grant Program

**U.S. Department of Housing and Urban Development**  
Office of Community Planning and Development

OMB Approval No. 2506-0077 (Exp. 3/31/94)

Public Reporting Burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600; and to the Office of Management and Budget, Paperwork Reduction Project (2506-0077) Washington, D.C. 20503. Do not send this completed form to either of these addresses.

1. Name of Grantee  City of Asheville	2. Grant Number  B-06-MC-37-0001	3. Reporting Period  From 07/06-06/07
<b>Part I: Summary of CDBG Resources</b>		
1. Unexpended CDBG funds at end of previous reporting period (Balance from prior program years)		1,592,049
2. Entitlement Grant from form HUD-7082		1,302,588
3. Surplus Urban Renewal Funds		
4. Section 108 Guaranteed Loan Funds (Principal Balance)		885,000
5. Program Income received by:	Grantee (Column A)	Subrecipient (Column B)
a. Revolving Funds		0
b. Other (identify below. If more space is needed, use an attachment) See Financial Summary on following page	350,426	73,800
Total from each source	350,426	73,800
c. Total Program Income (Sum of columns a and b)		424,226
6. Prior Period Adjustments (if column is a negative amount, enclose in brackets)		-275
7. Total CDBG Funds available for use during this reporting period (sum of lines 1 through 6) (excl. s.108 )		3,318,588
<b>Part II: Summary of CDBG Expenditures</b>		
8. Total expenditures reported on Activity Summary (incl. Subrecipient RLF expenditure; excl. S. 108 principal & interest payments)		1,898,733
9. Total expended for Planning, Administration, and Fair Housing activities	306,092	
10. Amount subject to Low/Mod Benefit Calculation (line 8 minus line 9)	1,592,641	
11. CDBG funds used for Section 108 principal & interest payments		114,358
12. Total expenditures (line 8 plus line 11)		2,013,091
13. Unexpended balance (line 7 minus line 12)		1,305,497
<b>Part III: Low/Mod Benefit This Reporting Period</b>		
14. Total Low/Mod credit for multi-unit housing expenditures		0
15. Total from all other activities qualifying as low/mod expenditures		1,592,641
16. Total (line 14 plus line 15)		1,592,641
17. Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)		100%

<b>Part IV: Low/Mod Benefit for Multi-Year Certifications</b> (Complete only if certification period includes prior years)		
Program years (PY) covered in certification      PY <u>2003</u> PY <u>2004</u> PY <u>2005</u>		
18.	Cumulative net expenditures subject to program benefit calculation	
19.	Cumulative expenditures benefiting low/mod persons	
20.	Percent benefit to low/mod persons (line 19 divided by line 18)	
<b>Part V: For Public Services (PS) Activities Only: Public Service Cap Calculation</b>		
21.	Total PS expenditures	253,000
22.	Total PS unliquidated obligations	0
23.	Sum of line 21 and line 22	253,000
24.	Total PS unliquidated obligations reported at the end of the previous reporting period	0
25.	Net obligations for public services (line 23 minus line 24)	253,000
26.	Amount of Program Income received in the preceding program year	419,012
27.	Entitlement Grant Amount (from line 2)	1,302,588
28.	Sum of line 26 and line 27	1,721,600
29.	Percent funds obligated for Public Service Activities (line 25 divided by line 28)	14.7%
<b>Part VI: Planning and Program Administration Cap Calculation</b>		
30.	Amount subject to planning and administrative cap (grant amount from line 2 plus line 5c)	1,726,814
31.	Amount expended for Planning & Administration (from line 9 above)	306,092
32.	Percent funds expended (line 31 divided by line 30)	17.7%
Form <b>HUD-4949.3</b> (06/24/93) ref Handbook 6510.2		

**Financial Summary**  
**Community Development Block Grant Program**

**A. CDBG Program Income**

***City of Asheville:***

Housing Loan Repayments	269,066
Land Sales (East End/Valley St, Dundee St, Clemmons St, McDowell, MLK Blvd)	65,777
Rents	10,068
Miscellaneous	<u>5,515</u>
<b><i>Sub-Total for City</i></b>	<b>350,426</b>

***Subrecipient Program Income:***

Mountain Housing Opportunities	371
Neighborhood Housing Services	47,753
Mountain Microenterprise Loan Fund	<u>25,676</u>
<b><i>Sub-Total for Subrecipients</i></b>	<b>73,800</b>
<b>Total CDBG Program Income</b>	<b>424,226</b>

**B. Prior Period Adjustments**

**C. Loans and Other Receivables**

Principal balance of amortized City-wide Rehab Loans,	719,074.33
Principal balance of deferred City-wide Rehab Loans,	<u>1,728,540.94</u>
<b>Total CDBG Loans Receivable</b>	<b><u>2,447,615.27</u></b>

## **D. Reconciliation of Line of Credit (LOC) and Cash Balances to Unexpended Balance of CDBG Funds Shown on GPR**

<b>UNEXPENDED BALANCE (LINE 13 OF HUD 4949.3)</b>	<b>1,305,497</b>
---	------------------

LOC balance at June 30, 2007	1,320,576
------------------------------	-----------

<b>ADD:</b> Cash on Hand:	
Grantee Program Income Account	16,667
Subrecipient RLF Cash Balances	

<b>SUBTRACT:</b>	
Grantee CDBG Program Liabilities (due to the City from program funds)	30,654
Subrecipient CDBG Program Liabilities	0

<b>TOTAL RECONCILING BALANCE:</b>	<b>1,306,589</b>
-----------------------------------	------------------

<b>DIFFERENCE</b>	<b>1,092</b>
-------------------	--------------

Note: Difference due to unexplained entry of \$1,091 made by HUD in IDIS. Have contacted our HUD rep for guidance

## **E. Calculation of Balance of Unprogrammed Funds**

Amount of funds available during the reporting period (line 7 of HUD-4949.3)	3,318,588
--	-----------

Less: Subrecipient program income	73,800
<b>SUBTOTAL</b>	<b>3,244,788</b>

Less: Total amount budgeted in City of Asheville accounts (shown in Table 13)	2,994,580
---	-----------

Under-budgeted/(over-budgeted) for the reporting period	250,208
---	---------

*\$170,500 of the unbudgeted amount was allocated in the 2007 Consolidated Action Plan.*

## Financial Summary

### HOME Program

#### A. HOME Program Income received by City of Asheville in Reporting Year:

Housing Loan Principal Repayments	35,061
Interest Payments	28
Miscellaneous Income	<u>8,585</u>

**Total HOME Program Income** **43,674**

#### B. Reconciliation of Line of Credit (LOC) and Cash Balances to Unexpended Balance of HOME Funds

**UNEXPENDED BALANCE (Table 1)** **899,841**

	LOC balance at June 30, 2007	<b>961,275</b>
<b>ADD:</b>	Cash on Hand:	
	<b>Grantee Program Income Account</b>	<b>0</b>

#### SUBTRACT:

Grantee HOME Program Liabilities	61,434
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**TOTAL RECONCILING BALANCE:** **899,841**

#### C. Calculation of Balance of Unprogrammed Funds

Amount of funds available during the reporting period (Table 2)	2,571,773
Less: Total amount budgeted in City of Asheville accounts (shown in Table 14)	2,446,117
Under-budgeted / (over-budgeted) for the reporting period *	<u>125,656</u>

\* Includes \$25,000 of recaptured funds; \$67,000 of the unbudgeted amount was allocated in the 2007 Consolidated Action Plan.

**[HOME MATCH LOG - TO BE INSERTED]**

## **Appendix A**



## **West Riverside Operation Weed and Seed Neighborhood Revitalization Strategy Area**

### **Progress Report through June 2007**

#### **Law Enforcement Strategies**

##### **Goal 1: Reduce drug trafficking and related crime(s).**

*Objective 1: To provide strict enforcement of drug crimes and related offenses.*

The Asheville Police Department (APD) continues to be involved in several special operations and initiatives toward this objective. Due to a delay in receiving Weed & Seed funds, concentrated Weed & Seed efforts began in February of 2007. From January 1, 2007 through June 30, 2007, the following were accomplished:

1. APD has conducted 759 hours of Weed and Seed patrols in the target area resulting 95 arrests for illegal drugs, weapons charges, outstanding warrants, and other offenses.
2. APD Weed and Seed patrols have written 438 citations for traffic offenses and other misdemeanor crimes in the target area.
3. APD has executed 3 search warrants for illegal drugs in the target area.
4. APD has charged 75 individuals with being a Habitual Felon, 3 of these 75 offenders being from the target area.
5. APD seized 21.4 grams of crack cocaine, 73.24 grams of marijuana, 7.75 grams of methamphetamine, 1.0 gram of powder cocaine, 4 dosage units of Vicatin, 5 firearms, 3 stolen vehicles, and \$3275 in US Currency from within the target area.
6. APD and DEA have prosecuted 2 individuals from the target area for illegal drug trafficking, resulting in federal prison sentences of 10 years and 4 years in federal prison.
7. APD continues to work with the United States DEA, BATF, Marshals, in a taskforce relationship. One APD officer is assigned to the DEA taskforce, one APD officer is assigned (part-time) to the BATF taskforce and 12 officers are assigned (part-time) to the U.S. Marshals Appalachian Fugitive Investigative Strike Team (AFIST).

*Objective 2: To increase community support for criminal enforcement efforts.*

From January 1, 2007 through June 30, 2007, APD continued to be involved in several operations and initiatives aimed at reaching this objective. During this time period, the following were accomplished:

1. APD officers continued to regularly attend community association meetings and Weed and Seed meetings within the target area; meeting with residents and working cooperatively to address complaints and concerns in the target area. APD staff attended a minimum of 16 community meetings during this time period.
2. APD officers attended and helped organize the following community activities: a community clean-up/cookout day, and a community block party.
3. APD was a sponsor for a "Back-to-Basics" camp within the target area that focused on building a positive relationship with "at risk" youth. The "Back-to-Basics" camp taught important skills such as resume writing, interview skills, financial responsibility, and etiquette. Parents of the youth were required to attend additional workshops that focused on parenting skills and how to deal with sensitive topics such as teen sex and drug use.

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4. APD participated in Summer Expo 2007, a basketball, dance and positive themed rap competition that is held weekly during the summer. This "midnight basketball" type event was held twice in the target area as well as other locations around the City.
5. The Burton Street community association has assisted APD with taking action against absentee landlords who are renting to drug dealers. Residents and WROWS Steering Committee members have been featured in the local newspaper in articles about eliminating drug houses from their community. APD has written warning letters to landlords and gained voluntary evictions of drug dealers.
6. APD, WROWS Steering Committee members, WROWS Resource Providers, and residents participated in a three-day Crime Prevention Through Environmental Design (CPTED) workshop held by the National Crime Prevention Council. This workshop led to the formulation of a CPTED plan for the target area.

### **Implementation Plan:**

The approved plan begins in July 2007.

### **Outcome Measurements:**

Outcome measurements are directly linked to the implementation plan which begins in July 2007. These outcomes will be reported in the December 2008 Progress Report.

## **Goal 2: Reduce crime and improve public safety.**

### *Objective 1: To provide for enforcement of all applicable local, state, and federal laws.*

Due to a delay in receiving Weed & Seed funds, concentrated Weed & Seed efforts began in February of 2007. From January 1, 2007 through June 30, 2007 the following were accomplished:

1. APD Weed & Seed Officers worked 759 hours. This is in addition to hours worked by APD West District Patrol, Asheville Housing Safety Team and the Drug Suppression Unit.
2. APD had 95 physical arrests within the target area including 4 fugitives and 3 habitual felons.
3. APD served 438 citations and 110 warrants within the target area.
4. APD has seized 5 firearms and 3 stolen vehicles
5. APD is conducting weekly prostitution stings in the target area and has arrested 4 individuals on prostitution and drug charges.

### *Objective 2: Address motor vehicle and traffic issues in the community.*

From January 1, 2007 through June 30, 2007, APD has continued several operations and initiatives to make improvements in this area. The following were accomplished:

1. APD continued to work in conjunction with the city's Traffic Engineering Dept. to address traffic and motor vehicle problems.
2. APD has written 438 citations for traffic offenses and other misdemeanor crimes.
3. Officers and citizens living in the target area walked together through the streets during the Crime Prevention Through Environmental Design (CPTED) training, allowing the residents to voice concerns about motor vehicle and traffic issues which have been leading to criminal activities. A proposal was made to the Asheville City Council to use Community Development Block Grant (CDBG) funds to implement traffic calming measures in the Burton Street area.
4. Recommendations for traffic re-routing in Pisgah View Apartments have been addressed in the Crime Prevention through Environmental Design (CPTED) plan formulated by residents and APD. Proposals were made to the City of Asheville, asking for the reassignment of the streets to the Asheville Housing Authority.

### **Implementation Plan:**

The approved plan begins in July 2007.

### **Outcome Measurements:**

Outcome measurements are directly linked to the implementation plan which begins in July 2007. These outcomes will be reported in the December 2008 Progress Report.

### **Goal 3: Increase state and federal prosecution for gun crimes.**

*Objective 1: To provide strict enforcement of all applicable local, state, and federal laws.*

APD is currently cooperating with BATF to address the issue of gun crimes in the target area.

1. APD has seized 5 firearms during arrests in the target area.
2. APD and BATF have prosecuted 2 individuals for federal firearms violations from the target area. These 2 individuals were sentenced in federal court to 15 years and 10 years in federal prison.

*Objective 2: Address illegal gun possession issues in the target area.*

APD is currently working with BATF to address the issue of gun crimes in the target area. A comprehensive approach will be developed as a result of this initiative.

1. APD has applied for and received a NC Governor's Crime Commission grant for criminal interdiction in the target area. This grant is aimed at reducing gun crime in the target area and contains an educational component that addresses the harms of gun violence on young people. Crime analysis will be used to verify the high gun incident areas and police overtime expended to investigate and arrest gun offenders in the target area. Federal prosecution will be sought if applicable for offenders.

### **Implementation Plan:**

**May 2006 - Develop plan for reporting and investigating gun crimes.** Complete. The plan is outlined in the grant program funded by the NC Governor's Crime Commission. Next steps involve crime analysis and investigation.

**June 2006 - Implement gun buy back program by Life on Life's Terms.** Life on Life's Terms is no longer operating which has inhibited WROWS's ability to carry out this part of the implementation plan. An alternate resource will be identified in the near future.

### **Outcome Measurements:**

**The gun crimes identified will be reduced by 5% within 1 year.** Calendar year 2007 will be used to report this data. Outcome measurements will be reported in the December 2007 Progress Report.

**Collect at least 10 illegal guns within 1 year.** Calendar year 2007 will be used to report this data. Outcome measurements will be reported in the December 2007 Progress Report.

### **Goal 4: Utilize code enforcement to address nuisance issues in the West Riverside area.**

*Objective 1: To provide strict code enforcement in the area.*

Strict code enforcement has been implemented in the target area to address the issue of dilapidated and problem properties. Residents and law enforcement officers worked together in spring of 2007 to identify problem properties (residential and commercial) and letters were sent to owners asking them to remedy problems. This included a special effort to reach absentee landlords.

*Objective 2: Address nuisance issues in the target area.*

Strict code enforcement has been implemented in the target area to address the issue of dilapidated and problem properties. Residents and law enforcement officers have taken an aggressive approach in dealing with landlords of problem properties.

### **Implementation Plan:**

**May 2006 - Develop plan for Code Enforcement Officer Focus on the West Riverside area.**

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Delayed funding has affected WROWS's ability to complete this part of the implementation plan. Efforts are underway to have a code enforcement officer dedicated to the Weed & Seed target area.

**June 2006 - Develop tracking system for complaints and follow-up.** Delayed funding has affected WROWS's ability to complete this part of the implementation plan. Efforts have begun in this area and will continue over the next six months.

### ***Outcome Measurements:***

**Code enforcement issues reduced by 5% within 1 year.** Data will be available once the tracking system is finalized.

**Nuisance complaints reduced by 5% within 1 year.** Data will be available once the tracking system is finalized.

### **Community Policing Strategies**

#### **Goal 1: Enhance the relationship between the community and law enforcement.**

*Objective 1: Develop collaborative community programs to promote trust between the community and law enforcement.*

From January 1, 2007 through June 30, 2007, APD continued several initiatives aimed at reaching the above objective. During this time period, the following were accomplished:

1. APD continued a rapport with established neighborhood groups and regularly attended scheduled meetings to discuss issues and feedback.
2. APD officers attended and helped organize the following collaborative community activities: a 2-day Diversity Training with Weed & Seed residents and community leaders, a 2-day Crime Prevention Through Environmental Design Training (CPTED) with Weed & Seed residents and community leaders.
3. APD partnered with the Housing Authority of the City of Asheville, the youth programs "For Our Kids" and "I Have a Dream" and residents to conduct a "Beautification Day" within the target area.

*Objective 2: Address community problems by using organized problem-solving.*

APD has continued to use various initiatives to assist them in reaching this objective. The following have been accomplished:

1. APD CROs and Weed & Seed officers regularly attend scheduled community meetings to address issues in their areas. Follow-up meetings are held to discuss actions taken.
2. Organized problem-solving is achieved through a process of complaint analysis and investigation (SARA model) based on empirical data with strategies employed for issue resolution.
3. APD Weed & Seed officers worked 759 hours within the reporting period. This is in addition to hours worked by APD, West District Patrol, Asheville Housing Safety Team and the Drug Suppression Unit.

*Objective 3: Reduce the potential for crime in the community.*

1. Through continued contact with community groups, APD has gained a level of mutual trust about processing citizen complaints and addressing issues.
2. APD continues to use the smaller beats created within the target area so officers have better coverage and can provide more specific attention to the area.

### ***Implementation Plan:***

**June 2006 - Plan community programs that foster trust between the community and APD and help address community problems.** Continuing Activity

**January 2007 - Identify additional potential applications of CPTED in the community.**  
Complete

**April 2007 - Use joint problem-solving teams of community members and law enforcement to address community problems and issues.** Ongoing. APD works regularly with residents, the Housing Authority of the City of Asheville, Community Associations and the West Riverside Business Community.

***Outcome Measurement:***

- **Increase in legal representation for West Riverside residents by 5% in 1 year.** Pisgah Legal Services represented residents of West Riverside in 97 cases in 2005. In 2006, they represented this same population in 111 cases. This represents a 14% increase.
- **Regular community/law enforcement meetings held quarterly for communication and strategy implementation.** Law enforcement officers have attended at least 16 community meetings within the reporting period.
- **Hold two government walks within 1 year.** Government walks were held in the Burton Street Community and Louisiana Community in 2006. Government walks were held in the Pisgah View and Burton Street Communities (as part of the aforementioned CPTED training in April 2007). An additional government walk is scheduled for July 11, 2007.
- **Hold "community day" festivals at Burton Street Community Center and Pisgah View Community Centers.** Successful "Community Day" festivals were held in May of 2007 and will continue to be planned in the future. The event at the Burton Street Recreation Center had approximately 200 attendees. The event at the Pisgah View Community Center had approximately 80 attendees.
- **A community problem-solving team/group established and operational within 1 year.** The team is established and consists of residents, APD, Housing Authority, Community Associations and the Weed & Seed Steering Committee.
- **Documentation of problem-solving attempts/actions established via team and community members within 1 year.** Delayed funding has affected WROWS's ability to meet this objective. Plans are underway.
- **Documentation of CPTED projects/suggestions established within 2 years.** A 2-day CPTED training was held in April of 2007. Approximately 25 people attended. 25 site specific goals were outlined for the W&S community and 14 of the 25 goals have been met or are in the process of being met.

### **Prevention/Intervention/Treatment Strategies**

**Goal 1: To provide accessible programs for youth in the target area.**

***Objective 1: Establish the Pisgah View and Burton St. community centers as safe havens within the study area.***

Construction is underway on Building 16 in the Pisgah View Apartments Development and is nearing completion. The renovated building will be an additional community resource center in conjunction with the Pisgah View Community Center Safe Haven. The I Have A Dream program continues to provide free after-school programming for youth in grades 1-3 as well as a summer enrichment camp. The Project MARCH (Make A Right Choice) program continues to provide free after-school programming for youth in grades 3-8 as well as a free summer camp. Both programs are temporarily housed in off-line apartments and will move into "Building 16" upon completion. Asheville Parks and Recreation offers after-school and summer programs at the Burton Street Community Center. A CDBG grant has been awarded for major renovations and upgrades to the Burton Street Community Center. Their programs include but are not limited to homework assistance, cultural and recreational programs, teen and senior programs, and field trips

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for parents and youth.

The resident-led Weed & Seed sub-grantee selection panel funded the following programs in April of 2007 : ARP/Phoenix's Parent Resource Network, Asheville City Schools Foundation's Family Education Nights, Asheville-Buncombe Institute of Parity Achievement's Health Screenings and Health Education programs, Children First's Project MARCH youth education and enrichment program, City of Asheville Parks & Recreation Cultural Renaissance youth art program, Consumer Credit Counseling Services' Financial Literacy and Home Ownership programs, Grace Community Development Corporation's youth abstinence and HIV/AIDS education program, and Mountain BizWorks' small business development classes. These programs will utilize the Safe Havens between May 1, 2007 and April 30, 2008.

*Objective 2: Expand Asheville Parks and Recreation theater programs to include Pisgah View and Burton Street community centers.*

Burton Street youth participated in Cultural Renaissance Arts Program, attended three plays at the Reid Center for Creative Arts ("Daddy Where Are You", "Take Me Back to Harlem" and "Tough Love") and attended Folkmoot International Dance Festival and sporting events. Plans are underway to develop a performance troupe of resident youth of the target area and provide additional theater programming for Pisgah View and Burton Street youth starting in August of 2007 as a program of a funded resource provider.

*Objective 3: Implement youth job training program (Project Apprenticeship)*

20 youth (4 live within the target area) participated in the City of Asheville Youth Leadership Academy (CAYLA) which placed high school students from families with low-incomes in an eight-week long summer job under the direct supervision of professionals in City government and non-profit organizations. Two students (one who lives within the target area) were assigned to WROWS. Students earned \$7.00/hour. In addition to job training, the youth participated in service learning projects, team-building and leadership days. Continued participation in the program will allow students to earn \$2000 towards their college education. This program is replacing the Summer Jobs Program the City of Asheville has run in prior years. Because this is a "bridge year," 20 additional youth (the number living in the target area was not available) served in the older program. The older program pays minimum wage and does not include the leadership activities or college scholarship money that CAYLA does.

*Objective 4: Provide childcare options with expanded hours for parents working evening shifts.*

Committee met with the Head Start directors in October 2006 and discussed plans to share space in the evenings and summer. This objective will be revisited in the next six months.

*Objective 5: Provide accessible sports activities and equipment for youth living in the study area.*

Plans are finalized for "Summer Expo '07" which is a weekly summer basketball league and cultural arts (dance and positive theme rap) competition. "Summer Expo will begin in July 2007. It will be sponsored by the Asheville Parks and Recreation Department, Asheville Police Department, YMI Cultural Center, Housing Authority of Asheville, and Weed & Seed. Area youth participated in the Hershey's Track and Field Competition with plans to further expand the athletic activities for youth residing in the target area.

### **Implementation Plan:**

**July 2005 - Parks and Recreation Cultural Renaissance Program held a 6 week cultural artists residency of the Native American Cherokee culture. Educational field trip to the Cherokee reservation involved 60 youth from the WROWS area. Complete.**

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**September 2005 - Children First began operating homework clubs at Burton Street with 38 students. Children First began operating homework club in offline apartment at Pisgah View provided by Housing Authority in December 2005.** Complete. The Pisgah View homework club is still operating in Pisgah View and is now known as Project MARCH.

**November 2005 - Burton Street Community Center took 45 youth to the Reid Center production of "The Wizzle."** Complete.

**December 2005 - Children First provided cookie baking class for youth and parents at Pisgah View. Children First began discussion with faith-based community, including Living Water International and Tabernacle Missionary Baptist churches, to provide assistance with youth programming at Project MARCH sites. Churches assisted with on-site meals in February 2006 and continued through the end of the school year.** Complete.

**January 2006 - Children First began collaborating with Asheville City Schools to provide on-site teachers to assist with end-of-grade (EOG) preparation and end of course exams.** Complete. On-site teachers assisted EOG preparation and end of course exams at the end of the 2005-2006 school year. There was no middle and high school program at the end of the 2006-2007 school year; therefore, on-site teachers were not provided. On-site teachers will be offered once again at the end of the 2007-2008 school year.

**March and April 2006 - Children First completed photography project with youth at Burton Street. AB Tech began GED assessments at Pisgah View.** Complete.

**April 2006 - Children First taught middle school model drug and alcohol prevention program at Burton Street Community Center through ARP/Phoenix.** Complete.

**May 2006 - Children First began collaboration with Buncombe County Dept. of Social Services to provide two outreach staff for economic independence, investigative assessments and working with families, beginning with the Pisgah View community.** This program took place in 2006 but was discontinued because of low attendance. Discussions of how to improve turnout and deliver services will begin again in the next six months.

**June 2006 - Implement APD sponsored Back to Basics Camp and begin summer youth job programming in the WROWS target area. Implement Project MARCH and the Asheville Parks and Recreation Cultural Renaissance Art Program.** Complete. All programs continued to happen through June 30, 2007.

### ***Outcome Measurement:***

- **Increase participation of youth in educational activities by 20% by July 2006 as measured on program attendance rosters.** Project MARCH began operation in the 2005-2006 school year. 19 students were enrolled in this program. Using "0" as the baseline data, this represents a 19% increase in enrollment. The Burton Street Recreation Center (BSRC) currently reports the total number of youth served each day in its many programs. This reporting style results in duplication as one student may attend weekly, in which case they are counted more than one time. Therefore, this data is not included in the percent increase data reported. As a reference, tutoring services were given at the BSRC 1830 times from July 2004-2005 and 1819 times from July 2005-2006. Efforts will be made to collect more compatible data in the next 6 months.
- **Increase participation of youth in educational activities by an additional 10% by July 2007 and each year thereafter.** During the 2006-2007 school year, 25

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- students were enrolled in Project MARCH and 20 students were enrolled in the “I Have a Dream” program which completed its first year during the 2006-2007 school year. This represents more than a 100% increase in participation of youth in educational activities by July 2007. The Burton Street Recreation Center gave tutoring services 730 times.
- **Increase youth involved in community service by 10% by July 2006 as measured by service learning project plan.** Data was not collected on service learning projects prior to July 2006. During the 2006-2007 school year, 24 students within the target area participated in 2, 10-week service learning projects centered around children and poverty and global connections. This represents a 24% increase from a “0” baseline.
  - **Implement Project MARCH and the Asheville Parks and Recreation Cultural Renaissance Art Program by June 2006 as measured by activity calendar and attendance roster.** Both programs were implemented by June 2006.
  - **Increase participation by an additional 10% by August 2007 and each year thereafter.** From the 2005-2006 school year to the 2006-2007 school year, there was a 32% increase in participation in the Project MARCH program. Compatible attendance reports will be in place for the Cultural Renaissance program by December 2007.
  - **Provide five additional enrichment services each year as selected by participating youth and measured by attendance rosters.** Due to delayed funding, a site coordinator was not hired until late February of 2007. The award year was also extended to June 30, 2008. These factors affected WROWS’s ability to meet this outcome. A Weed & Seed Youth Council is currently being organized by youth within the target area. It will be the task of the youth council to advise the Weed & Seed Steering Committee on the types of enrichment services they would like to see brought into their community.
  - **Collaborate with AB Tech Community College, churches and Buncombe County Dept. of Social Services within 1 year.** Due to delayed funding, a site coordinator was not hired until late February of 2007. The award year was also extended to June 30, 2008. These factors affected WROWS’s ability to meet this outcome. Meetings have been held with AB Tech Community College about program accessibility for residents of the target area. WROWS has applied for additional funding to offer transportation and childcare for residents interested in taking classes. The resident-led Weed & Seed sub-grantee selection panel funded River of Life International Church’s Impact Tutoring program. Discussions will continue with this and other churches concerning faith-based community participation in WROWS.
  - **Expand the APD sponsored Back to Basics Camp to include 10 youth from the WROWS area by July 2007 measured by list of participating youth.** The back to basics camp was held within the target area. 4 of the 17 youth that participated in the Back-to-Basics Camp were from the target area. According to Sgt. Harper of the APD, a number of the participants spend most of their time with family that live within the target area. Because their permanent addresses were used, they are not included in the 4 youths reported from the target area. Because the site coordinator was not hired until late February 2007, she was not active in the recruitment for the 2006 camp. The site coordinator will work closely with the organizers of the camp to help with recruitment from the target area for next summer’s camp.



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- **Meet with stakeholders monthly beginning in October 2006 around potential child care options for residents living in the target area; documented by meeting agendas and list of participants.** Steering Committee members met with stakeholders in October 2006. These meetings did not continue on a monthly basis because a Site Coordinator was not hired until late February 2007 due to grant monies being dispersed later than anticipated. These meetings will resume in the next six months.
- **Meet with Asheville Parks and Recreation Department and YMCA monthly beginning in October 2006 around making sports available.** While monthly meetings did not occur in the absence of a Site Coordinator, Asheville Parks and Recreation Department actively participated in this outcome over the course of the year. "Summer Expo '07" will hold two of the basketball/dance competition activities within the target area in July of 2007. Monthly meetings will begin over the next six months to explore other activities that will contribute to this outcome.

### **Goal 2: Increase parent involvement in education and after-school activities.**

*Objective 1: To provide opportunities for parents to communicate with teachers, administrators, and after-school staff.*

Social and educational events continued to be held at the Pisgah View Safe Haven site to encourage dialogue with after-school staff and other parents through Asheville City Schools Foundation's FACES program. The resident-led Weed & Seed sub-grantee selection panel funded FACES, and River of Life's Impact Tutoring program in April 2007. These programs have staff that will act as liaisons between parents, teachers and administrators.

Another program funded by the sub-grantee selection panel, Project MARCH, continued its program in which AmeriCorps members who operate the homework clubs in the target areas are placed in adjacent elementary schools in the mornings. AmeriCorps members serve as a liaison between the schools, parents and students. Parents are volunteering in after-school programs and staying informed of their child's progress in school.

The sub-grantee funding for all of the aforementioned programs will be used between May of 2007 and April of 2008.

#### **Implementation plan:**

**December 2005 - Children First began collaborating with AB Tech Community College and implementing on-site GED classes. Parents were used as volunteers for homework assistance and tutoring at Pisgah View. Parents earned required HUD community service hours for their participation. Complete.**

**January 2006 - Children First began collaborating with Asheville City Schools to have teachers meet with parents on-site when providing assistance with EOG preparation and end of course exams for their students. Complete.** This occurred in the 2005-2006 school year but not the 2006-2007 school year. On-site assistance is scheduled to resume in the 2007-2008 school year.

**March 2006: AB Tech began GED assessments for parents living in the Pisgah View community. Discussion for expansion to the Burton Street area will begin in fall of 2006. Complete.** Onsite GED classes were held at the Pisgah View Community Center but ceased due to low participation. Off-site GED assessments and ways to improve onsite delivery of the GED assessment process will be explored over the next 6 months.

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**June 2006: Begin discussion with YWCA to provide adult pregnancy prevention and displaced homemaker services in the West Riverside community.** Discussions took place, but because of a lack of funding, these programs cannot be brought into the West Riverside community. Over the next six months, transportation to these classes and other alternatives.

**August 2006: Department of Social Services will begin to provide outreach services on-site at Pisgah View. Services will be provided to the Burton Street community beginning August 2007.** On-site outreach services occurred at the Pisgah View Community Center (Safe Haven site) in 2006 but were discontinued due to low turnout. Due to delayed funding, a site coordinator was not hired until late February of 2007. The award year was also extended to June 30, 2008. These factors affected WROWS's ability to meet this part of the implementation plan. Alternatives to achieving this goal will be further explored over the next six months.

**January 2007: Develop the Hall Fletcher Elementary School model for the Burton Street community.** Hall Fletcher Elementary School's FACES program continued to run successfully at the Pisgah View Community Center. Due to delayed funding, a site coordinator was not hired until late February of 2007. The award year was also extended to June 30, 2008. These factors affected WROWS's ability to meet this part of the implementation plan. Alternatives to achieving this goal will be further explored over the next six months.

**July 2008: Provide drug treatment and prevention outreach services at Pisgah View and Burton St. community centers.**

### **Outcome Measurements:**

- **Increase parent participation in on-site parent/teacher conferences by 20% by June 2007 as measured by attendance rosters.** Due to delayed funding, a site coordinator was not hired until late February of 2007. The award year was also extended to June 30, 2008. These factors affected WROWS's ability to gather baseline data concerning this outcome. This specific data will be collected beginning in the 2007-2008 school year.
- **Increase parent participation in on-site parent/teacher conferences by an additional 10% by June 2008 and each year thereafter. Increase parent involvement in education opportunities by 10% by June 2007 and each year thereafter.**
- Due to delayed funding, a site coordinator was not hired until late February of 2007. The award year was also been extended to June 30, 2008. These factors affected WROWS's ability to gather baseline data concerning this outcome. This specific data will be collected beginning in the 2007-2008 school year.

### **Goal 3: Improve health and nutrition for residents of the West Riverside area.**

#### **Objective 1: Increase on-site health/medical services.**

Manna Food Bank provided healthy snacks for homework club participants through the City of Asheville Parks and Recreation Department and Project MARCH.

The resident-led Weed & Seed sub-grantee selection panel funded the Asheville-Buncombe Institute of Parity Achievement. The organization will be offering health education classes and health screenings once per month, starting in the summer of 2007 and running through April of 2008.

### ***Implementation Plan:***

**December 2005 - On-site nutritional cooking classes began at Pisgah View.** Complete. However, this initiative only occurred for a year through Project MARCH and is no longer happening.

**May 2006 - Children First began discussing with Mission Hospitals the potential for on-site free medical clinic starting at Pisgah View.** Complete. Note: Discussions started but concrete plans have not been laid.

**May 2006: Children First will begin conversations with Manna Foodbank about expanding Kid's Café starting at Pisgah View in July 2007 and expanding to Burton Street in one year.** Complete. Note: Conversations took place, but this particular program is cost prohibitive to the organization. Other funding options will be explored in the next six months.

### **July 2007: Provide on-site medical resources at Pisgah View.**

The resident-led Weed & Seed sub-grantee selection panel funded the Asheville-Buncombe Institute of Parity Achievement in April 2007. The organization will bring free health screenings and health education classes to the WROWS Safe Havens beginning late summer of 2007 through April 2008. Personalized exercise plans will also be discussed with interested residents.

### **Neighborhood Restoration Strategies**

#### **Goal 1: Increase job readiness among youth and adults.**

##### ***Objective 1: To increase enrollment in Job Link and other job readiness programs.***

Currently looking into ways to increase enrollment from West Riverside area. Meetings have been held with the Neighborhood Restoration Sub-Committee and the Job Link officials and the NAACP. The YMCA program "Y-Achievers" focused on job training skills for youth residing in the target area during the Winter/Spring of 2007. Additionally, 4 (of 20) youth from the target area are participating in the City of Asheville Youth Leadership Academy which placed high school students from families with low-incomes in an eight-week long summer job under the direct supervision of professionals in city government and non-profit organizations. In addition to the job training, the youth participated in service learning projects, team-building and leadership days.

##### ***Objective 2: To increase enrollment in occupational skills training.***

Skills training opportunities and other job readiness programs have been marketed to residents in the West Riverside area. West Riverside Operation Weed & Seed has applied for additional funding to offer transportation and childcare for residents interested in taking classes. Efforts pertaining to this objective will increase significantly over the next six months.

### ***Implementation Plan:***

- **April 2006 - NAACP job fair in downtown location.** Complete
- **Summer/fall 2006 & subsequent years - AB Tech & Job Link recruitment drives.** Safe Haven directors have worked with these organizations to recruit residents. Due to delayed funding, a site coordinator was not hired until late February of 2007. The award year was also extended to June 30, 2008. These factors affected WROWS's ability to organize targeted recruitment drives. Work will begin on this part of the implementation plan over the next six months.

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- **Fall 2006 - set up transportation link with AB Tech and additional childcare (possible CDBG funding).** Due to delayed funding, work on this action item began in spring 2007 after the Site coordinator was hired.
- **Spring 2007 & subsequent years - organize ID/drivers license registration opportunity (Burton St. & Pisgah View).** Due to delayed funding, work on this action item began in spring 2007 after the Site coordinator was hired.
- **April 2007 - NAACP job fair, preferably in West Riverside.** The NAACP has not held a job fair in 2007, as they are engaged in re-formatting the event.
- **Summer 2007 - start summer youth program.** Complete

### **Outcome Measurements:**

- **Increase attendance at annual NAACP job fair by 10%.** Not measurable due to change in NAACP's plans.
- **Increase enrollment at AB Tech and Job Link by 5% from 28806 zip code.** Baseline data will be collected over the next 6 months.
- **Driver licenses or IDs obtained through registration drive.** Not measurable since drives have not been held.
- **Enrollment in summer youth job program increased by 5% within one year.** The 4 West Riverside students participating in the City of Asheville Youth Leadership Academy (CAYLA) program will be used as baseline data.

### **Goal 2: Develop self employment and small business opportunities.**

#### *Objective 1: To increase enrollment in small business support programs.*

City residents have access to small business support through a number of organizations: AB Tech Community College Small Business Center, the Asheville Business Development Center, Mountain BizWorks, (formerly Mountain Microenterprise Fund), UNC Small Business and Technology Development Center, SCORE and SBA. The resident-led Weed & Seed sub-grantee selection panel voted to award \$2500 to Mountain BizWorks. The organization will bring an eight-week course on developing small business plans to the Pisgah View Community Center in fall of 2007. Mountain BizWorks will also: host community days to share information about how to start a small business, collaborate with organizations that can help residents with financial literacy and visit small businesses in the target area to offer services.

#### *Objective 2: To bring vacant retail building on State St. and Hanover St. back into commercial use.*

The retail building re-opened in the beginning of 2007 but recently closed again. The Neighborhood Restoration Sub-committee will investigate current ownership and leasing status.

### **Implementation Plan:**

- **2007 - Bring business back into retail space on State and Hanover.** Completed, but the new business recently closed. We must re-start implementation of this item
- **Ongoing - Market AB Tech Community College Small Business Center, Small Business Administration, and other programs.** Continuing Effort.
- **Ongoing - Marketing of programs at community centers in West Riverside.**

### Continuing Effort

#### **Outcome Measurements:**

- **Increase enrollment from zip code 28806 in small business support programs by 5%.** This measure will be reported in December 2007 due to a need for baseline data.
- **Re-occupancy of commercial space on Hanover & State.** This outcome was met once but efforts will need to be revamped since the new business that re-occupied the space recently shut down.

#### **Goal 3: Make residential streets cleaner and safer.**

##### *Objective 1: To reduce litter and dumping.*

The Burton Street Community Association holds monthly clean-ups using resources from the non-profit organization, Quality Forward. A Pisgah View Beautification Day was held in May 2007 and Building Captains have been assigned within the public housing development to help with litter control. The resident-led Sub-grantee Selection Panel awarded \$2500 in April 2007 to Quality Forward to lead clean-up and beautification projects within the target area. Quality Forward is currently planning additional activities.

##### *Objective 2: To reduce traffic and speeding problems on specific streets.*

\$15,000 in Community Development Block Grant funds was allocated by the City in May 2007 to address traffic calming on Burton Street. The neighborhood association is actively assisting the City's Traffic Engineer in designing neighborhood-appropriate measures.

WROWS Steering Committee sponsored Crime Prevention through Environmental Design (CPTED) Training facilitated by the National Crime Prevention Council in April of 2007. Traffic and speeding problems were discussed during neighborhood tours and concerns were integrated into a CPTED action plan. Currently, 14 of the 25 goals have been met since the April 2007 training. Sidewalks were installed in front of the Burton Street Recreation Center.

#### **Implementation Plan:**

- **Fall 2005 - Neighborhood clean-ups started in Burton Street & West Louisville neighborhoods.** Clean-ups continue in the Burton Street & West Louisville neighborhoods. Plans are underway to track exactly when clean-ups occur as well as number of bags of trash collected.
- **Summer 2006 - Start clean-ups in Pisgah View Area.** Because Weed & Seed funding was received later than anticipated, dedicated work in this area did not begin until spring 2007. The process has been started and quarterly clean-ups will continue into the future.
- **Summer 2006 - Begin process to eliminate illegal dumps.** This has been delayed while residents concentrate on other restoration initiatives - will return to this strategy later in the year.
- **2006-07 - Plan for traffic control and pedestrian features.** Planning is complete in both the Burton Street and Pisgah View communities.

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- **2007-08 - Start to implement traffic control and pedestrian features.** Work has begun. Efforts will continue through 2008.

### **Outcome Measurements:**

- **Neighborhood clean-ups occurring at least quarterly in Burton St. & Pisgah View.** Neighborhood clean-ups are occurring monthly in the Burton St. Community. The Pisgah View community had 1 resident-led clean up in May of 2007. Plans are in place to increase the number of clean-ups in the Pisgah View area over the next six months.
- **Amount of trash collected (expect decrease per street over time).** 30 bags of litter were collected at the Pisgah View clean-up in May 2007.
- **Number of known dumping areas eliminated.** None to date.
- **Traffic accident reports reduced in WROWS area.** 534 accidents reported in calendar year 2006. 126 accidents in first six months of 2007.

### **Goal 4: Increase home ownership and reduce vacant lots.**

#### *Objective 1: Develop vacant lots for housing.*

In calendar 2006, 8 new affordable homes were built by our non-profit partners or by private developers qualifying for the City's affordable housing fee rebate program. The total investment in affordable housing exceeded \$1,500,000, of which City and other subsidies totaled \$182,674. In Jan-June 2007, no new affordable homes were completed, but a Habitat home was started. Data on other housing activity is being collected but is not currently available due to relocation of the City's permit office.

#### *Objective 2: Reduce the number of nuisance properties.*

Three nuisance properties have been demolished as a result of City code enforcement action. Two abandoned houses at 14 Downing and 72 Buffalo were demolished in calendar 2006, and a derelict commercial building at 1 Buffalo (opposite the Burton Street Safe Haven) was demolished in the first half of 2007.

Mountain Housing Opportunities' Emergency repair program has assisted several homeowners to make emergency repairs on their homes, and at the end of the reporting period residents, City staff, Housing Authority staff, and local volunteers were busy planning a week-long housing repair "blitz" by World Changers youth mission, due to take place in July 2007.

#### *Objective 3: Increase enrollment in home ownership programs.*

The resident-led Sub-grantee Selection Panel awarded \$2500 in April 2007 to Consumer Credit Counseling Services (CCCS). During this reporting period, CCCS: offered free Volunteer Income Tax Assistance during late March and early April of 2007, held 2 free credit report events at the Safe Havens, and 2 free workshops on Personal Finance Management at the Safe Havens during the reporting period. Additional financial literacy events are planned but will occur outside the reporting period.

Homeownership assistance through Neighborhood Housing Services resulted in four families becoming first-time homeowners in the area in calendar 2006, and two more in the first half of 2007.

An inventory of vacant lots in the area has been delayed by other activities. However, housing construction activity in the area appears to be buoyant and many vacant lots, even on steep slopes, are being developed. Habitat for Humanity is currently negotiating

## Appendix B

with the City to purchase a parcel on Virginia Avenue for the construction of about 22 affordable homes.

### ***Implementation Plan:***

- **September 2006 and annually - annual Affordable Housing Fair.** The 2006 Fair was held on August 12 near downtown with 28 exhibitors and 180 visitors. The 2007 Fair is being planned.
- **Fall 2006 - Assess and inventory vacant and buildable lots.** This has been delayed.
- **Ongoing - Market homeownership, housing counseling and home repair programs.** Continuing activity in homeownership assistance and repair programs.

### ***Outcome Measurements:***

- **Permits pulled for new housing and repairs.** Data temporarily unavailable due to relocation of City permit office.
- **Affordable housing units constructed.** 8 new affordable homes were completed in calendar 2006. One new home under construction in June 2007.
- **Repairs grants provided.** Five emergency repair grants were provided by MHO in calendar 2006. None in first half 2007.
- **Increase enrollment in AHC and CCCS programs from zip code 28806 by 5% (each year).** This information will be reported annually at the end of each calendar year.